

DRAFT



MINUTES

**PLANNING COMMISSION
GLENDAE CIVIC CENTER
5850 W. GLENDALE AVE.
GLENDALE, ARIZONA 85301**

**MAY 22, 2025
6:00 P.M.**

1. CALL TO ORDER

2. ROLL CALL

Present: Vern Crow, Chair
Edwin Nyberg, Vice Chair
Tom Cole, Commissioner
John Geurs, Commissioner

Absent: John Crow, Commissioner
Sergio Arellano, Commissioner
Bryan Hooper, Commissioner

Also Present: Tabitha Perry, Deputy Director, Development Services
James Gruber, Chief Deputy City Attorney
Alex Lerna, Senior Planner
Phil Martinez, Senior Planner
Tawanda Walker-Hall, Administrative Support Supervisor

3. APPROVAL OF THE MINUTES

- a. Planning Commission Meeting and Workshop minutes of April 24, 2025.

Motioned by Vice Chair Edwin Nyberg, seconded by Commissioner Tom Cole to approve the meeting and workshop minutes of April 24, 2025.

AYE: Chair Vern Crow
Vice Chair Edwin Nyberg
Commissioner Tom Cole

Commissioner John Geurs
Other: Commissioner John Crow (ABSENT)
Commissioner Sergio Arellano (ABSENT)
Commissioner Bryan Hooper (ABSENT)

Passed

4. WITHDRAWALS AND CONTINUANCES

There were none.

5. PUBLIC HEARING ITEMS

1. ZON25-03, A request by Shaine Alleman on behalf of Tiffany & Bosco, P.A., representing NLT Properties, LLC, to amend the Land Use Parcel Identification Map and Land Use Intensity Table of the Arrowhead Towne Center PAD (Planned Area Development) specific to Parcel 14 from C-1 (Limited Commercial/Neighborhood Commercial) to C-2 (General Commercial). The 7.43-acre site is located at the southwest corner of St John Road and 75th Avenue and is in the Sahuaro District.

Alex Lerma, Senior Planner, presented ZON25-03.

Applicant representative, Shaine Alleman, instructed himself and offered to answer questions. There were none.

Chairperson Crow closed the public hearing for ZON25-03 and requested a motion.

Motioned by Commissioner Tom Cole, seconded by Commissioner John Geurs to recommend approval of ZON25-03, subject to the stipulation outlined in the staff report.

AYE: Chair Vern Crow
Vice Chair Edwin Nyberg
Commissioner Tom Cole
Commissioner John Geurs
Other: Commissioner John Crow (ABSENT)
Commissioner Sergio Arellano (ABSENT)
Commissioner Bryan Hooper (ABSENT)

Passed

Chief Deputy, City Attorney Gruber, the recommendation for approval of ZON25-03 will be forwarded to City Council for final action.

2. ZON25-02, A request by Taylor C. Earl on behalf of Earl and Curley P.C., representing Advance-West LTD, to rezone approximately 3 acres from M-2 (Heavy Industrial District) to PAD (Planned Area Development). The site is located north of West Camelback Road and west of North 51st Avenue and is in the Cactus Council District.

Phil MartinezZ, Senior Planner, presented ZON25-02.

Applicant representative, Ric Toris, instructed himself and offered to answer questions. There

were none.

Chairperson Crow closed the public hearing for ZON25-02 and requested a motion.

Motioned by Commissioner John Geurs, seconded by Vice Chair Edwin Nyberg to recommend approval of ZON25-02, subject to the stipulation outlined in the staff report.

AYE: Chair Vern Crow
Vice Chair Edwin Nyberg
Commissioner Tom Cole
Commissioner John Geurs
Other: Commissioner John Crow (ABSENT)
Commissioner Sergio Arellano (ABSENT)
Commissioner Bryan Hooper (ABSENT)
Passed

Chief Deputy, City Attorney Gruber, the recommendation for approval of ZON25-02 will be forwarded to City Council for final action.

6. OTHER BUSINESS

There were none.

7. PLANNING STAFF REPORT

a. There were none.

8. COMMISSION COMMENTS AND SUGGESTIONS

There were none.

9. CITIZEN COMMENTS

There were none.

10. NEXT MEETING

The next regular meeting of the Planning Commission is scheduled for June 26th at 6:00 p.m., in the Civic Center located at 5750 W. Glenn Dr., Glendale, Arizona, 85301.

11. ADJOURNMENT

Motioned by Vice Chair Edwin Nyberg, seconded by Commissioner Tom Cole to adjourn the meeting.

AYE: Chair Vern Crow
Vice Chair Edwin Nyberg
Commissioner Tom Cole

Commissioner John Geurs

Other: Commissioner John Crow (ABSENT)

Commissioner Sergio Arellano (ABSENT)

Commissioner Bryan Hooper (ABSENT)

Passed

Chairperson Crow adjourned the meeting at 6:20 p.m.

The Planning Commission meeting minutes of May 22, 2025, were submitted and approved this 26th day of June 2025.

Tawanda Walker-Hall
Recording Secretary