

# DRAFT



## MINUTES

**PLANNING COMMISSION  
GLENDALE CIVIC CENTER  
5750 W GLENN AVENUE  
GLENDALE, ARIZONA 85301**

**AUGUST 28, 2025  
6:00 P.M.**

**1. CALL TO ORDER**

Chairperson Crow called the meeting to order at 6:00 p.m.

**2. ROLL CALL**

Present: Vern Crow, Chair  
Edwin Nyberg, Vice Chair  
Tom Cole, Commissioner  
John Crow, Commissioner  
Sergio Arellano, Commissioner  
Bryan Hooper, Commissioner  
John Geurs, Commissioner

Also Present: Randy Huggins, Jr., Director, Development Services  
Duane Hoskins, Interim Deputy Director, Development Services  
Phil Martinez, Senior Planner  
Tawanda Walker-Hall, Administrative Support Supervisor

**3. APPROVAL OF THE MINUTES**

**a. Planning Commission Minutes of August 14, 2025.**

Chairperson Crow called for a motion to approve the meeting minutes of August 14, 2025.

Motioned by Commissioner Sergio Arellano, seconded by Vice Chair Edwin Nyberg to approve the meeting minutes of August 14, 2025.

AYE: Chair Vern Crow

Vice Chair Edwin Nyberg  
Commissioner Tom Cole  
Commissioner John Crow  
Commissioner Sergio Arellano  
Commissioner Bryan Hooper  
Commissioner John Geurs

Passed

#### 4. **WITHDRAWALS AND CONTINUANCES**

Director Huggins requested that the Accessory Dwelling Unit (ADU) section of agenda item 5.2 (ZTA25-01) be continued to October 23, 2025.

Chairperson Crow called for a consensus to approve continuance.

Motioned by Commissioner Tom Cole, seconded by Vice Chair Edwin Nyberg called for a motion to continue the ADU portion of ZTA25-01 until October 23, 2025.

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

Passed

#### 5. **PUBLIC HEARING ITEMS**

1. ZON23-04, a request by Paul Gilbert and Andy Jochums on behalf of Gilbert Blilie PLLC, representing Olive Groves LLC, to rezone approximately 6 acres from C-1 (Neighborhood Commercial District) to PAD (Planned Area Development). The site is located north of West Olive Avenue and east of North Citrus Road and is in the Yucca Council District.

ZON23-04 presented by Phil Martinez, Senior Planner.

Applicant representative, Andy Jochums, presented project details addressing proposed zoning and types of possible tenants.

Chairperson Crow received a speaker card from a resident who spoke in opposition to the project.

Applicant representative agreed to speak with the concerned party after the meeting.

With no additional questions or comments. Chairperson Crow closed the public hearing for a motion on ZON23-04.

Motioned by Commissioner Sergio Arellano, seconded by Commissioner John Geurs to recommend approval of ZON23-04.

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

Passed

Chief Deputy, City Attorney Gruber, stated the recommendation for approval of ZON23-04 will be forwarded to City Council for final action.

2. \*ZTA25-01, a request by the City of Glendale to amend the text of the Unified Development Code (UDC), Zoning Text Amendment (ZTA25-01) pertaining to Accessory Use Conditions: Accessory Dwelling Unit, Section 35.3.204 and Section 35.4.310, Site Signs, Billboards.

Duane Hoskins, Interm Deputy Director Hoskins presented ZTA25-01, Billboard & Site Signs text amendment.

Chairperson Crow received one (1) speaker card in support of the ZTA25-01, Billboard & Site Signs.

Vice Chair Nyberg acknowledged that the amendment will not affect the scenic corridor along Loop 101.

Chairperson Crow closed the public hearing and called for a motion.

Motioned by Commissioner John Geurs, seconded by Vice Chair Edwin Nyberg to recommend approval of the ZTA25-01, Billboard & Site Signs text amendment.

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

Passed

Chief Deputy, City Attorney Gruber, stated the recommendation for approval of ZTA25-01 will be forwarded to City Council for final action.

## 6. **OTHER BUSINESS**

There was 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 September 25th at 6:00 p.m., in the Civic Center located at 5750 W. Glenn Dr., Glendale, Arizona, 85301.

**11. ADJOURNMENT**

Chairperson Crow adjourned the meetings at 6:43 p.m.

The Planning Commission meeting minutes of August 28, 2025, were submitted and approved this 25th day of September, 2025.

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Tawanda Walker-Hall  
Recording Secretary