

# DRAFT



## MINUTES

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

**SEPTEMBER 25, 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  
Bryan Hooper, Commissioner  
John Geurs, Commissioner

Absent: Sergio Arellano, Commissioner

Also Present: Randy Huggins, Jr., Director, Development Services  
James Gruber, Chief Deputy City Attorney  
Alex Lerma, Senior Planner  
Sydney Tirella, Senior Planner  
Tawanda Walker-Hall, Administrative Support Supervisor

### 3. APPROVAL OF THE MINUTES

#### a. Planning Commission Minutes of August 28, 2025.

Chairperson Crow called for a motion to approve the meeting minutes of August 28, 2025.

Motioned by Commissioner John Geurs, seconded by Commissioner John Crow to approve meeting minutes of August 28, 2025.

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

Passed

**4. WITHDRAWALS AND CONTINUANCES**

There were none.

**5. PUBLIC HEARING ITEMS**

1. CUP25-03, a request by Daisy Martinez Sanchez for approval of a Conditional Use Permit to allow a barbershop as a Home Occupation (Class II) in the R1-6 (Single Residence-6) zoning district. The 0.14-acre property is located east of the southeast corner of 75th Avenue and Oregon Avenue at 7369 West Oregon Avenue in the Yucca district.

Alex Lerma, Senior Planner, presented CUP25-03.

Chairperson Crow stated that the presentation addressed his concerns regarding traffic and designated parking.

Commissioner Crow inquired whether the request was due to a code violation. Senior Planner, Lerma, responded that it did not.

The applicant did not provide a presentation.

Chairperson Crow closed the public hearing and called for a motion on CUP25-03.

Motioned by Commissioner Tom Cole, seconded by Commissioner John Crow to approve CUP25-03.

AYE: Chair Vern Crow  
Commissioner Tom Cole  
Commissioner John Crow  
Commissioner Bryan Hooper  
Commissioner John Geurs

NAY: Vice Chair Edwin Nyberg

Passed

Chief Deputy City Attorney Gruber actions for approval are final for CUP25-03, subject to an appeal being filed within 15 days.

2. PP25-01, a request by Joshua Robinson, PE, on behalf of Colliers Engineering & Design, representing Shea Homes LTD Partnership, for Preliminary Plat approval to establish a one hundred and fifty-one (151) single family residential subdivision within the R1-6 PRD (Single Residence Planned Residential Development) zoning district. The site is located at the southeast corner of 75th Avenue and Northern Avenue and is in the Ocotillo District.

Sydney Tirella, Senior Planner, presented PP25-01.

Applicant representative Joshua Robinson thanked staff for their presentation and offered to answer any questions.

Commissioner Hooper inquired whether the property would be for homeownership or rental purposes. Applicant Robinson responded that it would be for homeownership.

With no further comment, Chairperson Crow closed the public hearing and requested a motion on PP25-01.

Motioned by Commissioner John Geurs, seconded by Commissioner John Crow to approve PP25-01.

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

Passed

Chief Deputy City Attorney Gruber's actions for approval are final for PP25-01, subject to an appeal being filed within 15 days.

## 6. **OTHER BUSINESS**

There were none.

## 7. **PLANNING STAFF REPORT**

- a. Director Huggins informed the Commission that 5–6 items are anticipated for the next meeting. A consensus will be taken on the 2026 Chair and Vice Chair, Commission Goals, and calendar.

## 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 October 23rd at 6:00 p.m., in the Civic Center located at 5750 W. Glenn Dr., Glendale, Arizona, 85301.

**11. ADJOURNMENT**

Chairperson Crow called for a motion to adjourn.

Motioned by Vice Chair Edwin Nyberg, seconded by Commissioner Bryan Hooper to adjourn the meeting.

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

Passed

Chairperson Crow adjourned the meeting at 6:26 p.m.

The Planning Commission meeting minutes of September 25, 2025, were submitted and approved the 23 day of October, 2025.

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Tawanda Walker-Hall  
Recording Secretary