

DRAFT



MINUTES

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

**FEBRUARY 26, 2026
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
Tom Cole, Vice Chair
John Crow, Commissioner
Sergio Arellano, Commissioner
John Geurs, Commissioner
Helena Johnson Vasquez, Commissioner

Absent: Bryan Hooper, Commissioner

Also Present: Duane Hoskins, Interim Deputy Director, Development Services
James Gruber, Chief Deputy City Attorney
Alex Lerma, Senior Planner
Sydney Tirella, Senior Planner
Tawanda Walker-Hall, Supervisor, Administrative Support

3. APPROVAL OF THE MINUTES

a. Planning Commission Workshop and Meeting Minutes of January 22, 2026.

Motioned by Chair Vern Crow, seconded by Commissioner Helena Johnson Vasquez to approve the workshop and meeting minutes of January 22, 2026.

AYE: Chair Vern Crow
Vice Chair Tom Cole

Commissioner John Crow
Commissioner Sergio Arellano
Commissioner John Geurs
Commissioner Helena Johnson Vasquez

Passed

4. WITHDRAWALS AND CONTINUANCES

There were none.

5. PUBLIC HEARING ITEMS

1. CUP25-14, a request by Rogelio Arrieta representing RA Architectural Studio LLC on behalf of Phalanx Tactical Group LLC, for a Conditional Use Permit to allow a health and fitness center land use in the General Commercial (C-2) zoning district. The 9.8-acre property is located at the northwest corner of 59th Avenue and Utopia Road at 19420 North 59th Avenue in the Cholla District.

Alex Lerma, Senior Planner, presented CUP25-14.

With no public comments or questions, Chairperson Crow closed the public hearing and called for a motion on CUP25-14.

Motioned by Commissioner John Crow, seconded by Commissioner Helena Johnson Vasquez to approve CUP25-14.

AYE: Chair Vern Crow
Vice Chair Tom Cole
Commissioner John Crow
Commissioner Sergio Arellano
Commissioner John Geurs
Commissioner Helena Johnson Vasquez

Passed

Chief Deputy City Attorney Gruber's actions for approval are final for CUP25-14, subject to an appeal filed within 15 days.

2. GPA25-01 & ZON25-01, a request by Noel Griemsmann on behalf of Snell & Wilmer, LLP, representing Nikki's Next Step LLC, to rezone approximately three acres from Single Residence (R1-6) to Planned Area Development (PAD) and amend the General Plan from Medium-High Density Residential 8 - 12 du/ac (MHDR 12) to High Density Residential 12 - 20 du/ac (HDR 20). The site is located south of the southeast corner of 67th Avenue and Bell Road and in the Sahuaro District.

Sydney Tirella, Senior Planner, presented GPA25-01 and ZON25-01.

Applicant representative Michael Maerowitz provided context for the goal and role of the project.

Vice Chair Cole inquired about screening and perimeter fencing. Michael Maerowitz stated that

perimeter fencing is currently in place, but additional fencing will need to be installed on the south side.

Commissioner Crow asked whether the condominium unit would be restricted to IDD use. Michael Maerowitz responded that, under the Fair Housing Act, a deed restriction for use by people with IDD cannot be created. However, the nonprofit has partnerships that help connect the units with the intended population.

With no further comment, Chairperson Crow closed the public hearing and called for a motion on GPA25-01.

Motioned by Commissioner John Geurs, seconded by Commissioner Helena Johnson Vasquez to recommend approval of GPA25-01.

AYE: Chair Vern Crow
Vice Chair Tom Cole
Commissioner John Crow
Commissioner Sergio Arellano
Commissioner John Geurs
Commissioner Helena Johnson Vasquez

Passed

Chief Deputy, City Attorney Gruber's recommendation for approval of GPA25-01 will be forwarded to City Council for final action.

Commissioner Arellano participated virtually in the meeting and did not respond to the ZON25-01 vote.

Motioned by Vice Chair Tom Cole, seconded by Commissioner Helena Johnson Vasquez to recommend approval of ZON25-01.

AYE: Chair Vern Crow
Vice Chair Tom Cole
Commissioner John Crow
Commissioner John Geurs
Commissioner Helena Johnson Vasquez

Other: Commissioner Sergio Arellano (ABSTAIN)

Passed

Chief Deputy, City Attorney Gruber's recommendation for approval of ZON25-01 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 March 26th 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 Tom Cole, seconded by Commissioner John Crow to adjourn.

AYE: Chair Vern Crow

Vice Chair Tom Cole

Commissioner John Crow

Commissioner John Geurs

Commissioner Helena Johnson Vasquez

Other: Commissioner Sergio Arellano (ABSTAIN)

Passed

The meeting was adjourned at 6:27 p.m.

The Planning Commission meeting minutes of February 26, 2026, were submitted and approved on the 26th day of March 2026.

Tawanda Walker-Hall
Recording Secretary