

**MINUTES FOR THE PUBLIC MEETING OF THE
CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA
PLANNING COMMISSION**

**CITY COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE**

**THURSDAY, MARCH 5, 2009
7:00 P.M.**

I. CALL TO ORDER

Chairperson Natalie Stahl called the public hearing to order at approximately 7:00 p.m.

II. ROLL CALL

MEMBERS PRESENT: Natalie Stahl, Chairperson
 Michele Tennyson, Vice Chairperson
 Ron Abrahams
 John Kolodziej
 Raymond Spitzer
 Patrick Sutliff
 Doug Ward

STAFF PRESENT: Jim May, AICP, Deputy Director for Current Planning
 Maryann Pickering, AICP, Zoning Administrator
 Remigio Cordero, Planner
 Garn Emery, Deputy City Attorney
 Lisa Hunt, Recording Secretary

Chairperson Stahl stated the Planning Commission is a citizen body whose members are appointed by the City Council. The Commission is empowered to make final decisions on certain matters, with those decisions being appealable to the City Council. On other matters, the Commission acts in an advisory capacity to the Council, which makes the final decision.

III. APPROVAL OF MINUTES

Chairperson Stahl called for approval of the minutes from the January 15, 2009, Planning Commission Workshop, and the minutes of the January 15, 2009, Planning Commission Public Hearing.

Commissioner Ward MADE a MOTION to APPROVE the minutes of the January 15, 2009, Planning Commission Workshop, and the minutes of the January 15, 2009, Planning Commission Public Hearing. Commissioner Sutliff SECONDED the MOTION. The motion passed unanimously, 7-0.

IV. WITHDRAWALS AND CONTINUANCES

Chairperson Stahl asked if there were any requests for withdrawals or continuances.

Mr. Jim May, AICP, Deputy Director for Current Planning, stated there was a request from staff to table item **GPA08-09/ZON08-14**. He stated that staff was working with the applicant to resolve several issues on this case. He noted that a specific date had not been set to bring this item to the Planning Commission.

1. **GPA08-09/ZON08-14**: A request by staff to table this item. Staff Contact: Maryann Pickering, AICP, Zoning Administrator (Yucca District)

Vice Chair Tennyson **MADE** a **MOTION** to **TABLE** Case No. **GPA08-09/ZON08-14**: as recommended by staff. Commissioner Kolodziej **SECONDED** the motion. The motion passed unanimously, 7 to 0.

V. PUBLIC HEARING ITEMS

Chairperson Stahl called for the Public Hearing items.

2. **PP08-02**: A request by Snell & Wilmore representing Habitat for Humanity for Preliminary Plat approval for an 11-lot subdivision titled Palmaire Courts. The property is located at 54th and Palmaire Avenue (7136 North 54th Avenue). Staff Contact: [Remigio Cordero](#), Planner (Ocotillo District).

Mr. Remigio Cordero, Planner, presented the staff report. The Planning Department mailed notification letters to adjacent property owners and interested parties on September 24, 2008. The Planning Department did not receive any opposition responses or telephone calls as the result of the mailing. The applicant received two responses from the notification, one email, and one phone call. Both individuals were requesting more information regarding this project. This request meets the requirements for Preliminary Plat findings for approval and should be approved, subject to staff's stipulations as listed in the staff report. Staff recommends the Planning Commission recommend approval of this request.

Chairperson Stahl called for questions from the Commission. There were no questions.

Chairperson Stahl asked the applicant to come forward and make a presentation.

Mr. Jon Frank, applicant's representative, stated that staff had made a thorough presentation and he had nothing to add to the report. However, he wanted to express how exciting and beneficial this project was to the community. He said he would be happy to answer any questions.

Chairperson Stahl asked for any comments from the Commission. There were none.

Chairperson Stahl opened the public hearing. As there were no comments from the public, the public hearing was closed.

Chairperson Stahl asked for any additional comments from the Commission.

Vice Chair Tennyson thanked the organization for all the work they do in the community.

Chairperson Stahl called for a motion on PP08-02.

Vice Chair Tennyson MADE a MOTION to APPROVE Case No. PP08-02: subject to the stipulations as recommended by staff. Commissioner Abrahams SECONDED the motion. The motion passed 7 to 0.

Mr. Garn Emery, Deputy City Attorney, stated that the action taken by the Commission is final on behalf of the City of Glendale. He said that anyone wishing to appeal the action must do so by filing a written Notice of Appeal with the Planning Department within 15 days.

3. **CUP09-01**: A request by Barghausen Consulting Engineers, Inc. representing Costco for a Conditional Use Permit (CUP) to allow a drive-thru carwash in the PAD (Planned Area Development) zoning district. The property is located at the northwest corner of 79th Avenue and Camp Bello Drive (17550 North 79th Avenue). Staff Contact: [Remigio Cordero](#), Planner (Sahuaro District).

Mr. Remigio Cordero, Planner, presented the staff report. The Planning Department mailed notification letters to adjacent property owners and interested parties on February 2, 2009. The Planning Department did not receive any opposition responses or telephone calls as the result of the mailing. This request meets the required findings for CUP approval and should be approved, subject to staff's stipulations as listed in the staff report. Staff recommends the Planning Commission recommend approval of this request.

Chairperson Stahl called for questions from the Commission. There were none.

Chairperson Stahl asked the applicant to come forward and make a presentation.

Mr. Joel Howlett, applicant's representative, thanked staff and everyone who worked on this item. He introduced the Traffic Engineers and others in attendances who worked diligently on this project.

Commissioner Abrahams asked a question regarding the water recycling process used for the carwash. Mr. Howlett provided details on their reclaimed and recycled water procedures.

Chairperson Stahl opened the public hearing. As there were no comments from the public, the public hearing was closed.

Chairperson Stahl asked for any additional comments. There were none.

Chairperson Stahl called for a motion on CUP09-01.

Commissioner Sutliff MADE a MOTION to APPROVE of Case No. CUP09-01; subject to the stipulations as recommended by staff. Commissioner Ward SECONDED the motion. The motion passed 7 to 0.

Mr. Garn Emery, Deputy City Attorney, stated that the action taken by the Commission is final on behalf of the City of Glendale. He said anyone wishing to appeal the action must do so by filing a written Notice of Appeal with the Planning Department within 15 days.

VI. OTHER BUSINESS. None.

VII. PLANNING STAFF REPORT

Mr. May noted that the next meeting was scheduled for April 2, 2009. Additionally, he announced that this was Chairperson Stahl's last meeting. He thanked her for her dedication to the City of Glendale. He wished her well and added that she will be greatly missed.

VIII. COMMISSION COMMENTS AND SUGGESTIONS

Commissioner Ward remarked that Chairperson Stahl had missed only one meeting, which was truly remarkable when everyone had such busy schedules.

Chairperson Stahl thanked everyone for their kind words and their commitment to the city. She asked them to continue to serve to ensure citizens have a voice in their community.

Chairperson Stahl called for Commission Comments and Suggestions. There were none.

Chairperson Stahl called for Other Business. There was none.

IX. ADJOURNMENT

As there was no further business, the meeting was adjourned at approximately 7:30 p.m.



Lisa Hunt, Recording Secretary