

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

**COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE**

**THURSDAY, SEPTEMBER 3, 2009
7:00 P.M.**

I. CALL TO ORDER

Chairperson Michele Tennyson called the meeting to order at approximately 7:00 p.m.

II. ROLL CALL

Chairperson Tennyson conducted roll call with the following results:

MEMBERS PRESENT: Michele Tennyson, Chairperson
Brad Hendrix
John Kolodziej
Sean Lee
William Shaffer
Raymond Spitzer

MEMBERS ABSENT: Patrick Sutliff, Vice Chairperson

STAFF PRESENT: Deborah Mazoyer, Assistant Deputy City Manager and
Building Safety Director
Jon M. Froke, AICP, Planning Director
Garn Emery, Deputy City Attorney
Tabitha Perry, Principal Planner
Bill Luttrell, Senior Planner
Karen Stovall, Senior Planner
Peter Kulikowski, Associate Planner
Lisa Hunt, Senior Secretary

III. APPROVAL OF MINUTES

Chairperson Tennyson explained policies, procedures and called for approval of minutes from the Planning Commission meetings conducted on June 4, 18 and August 6, 2009.

Commissioner Raymond Spitzer MADE a MOTION to APPROVE the minutes from the Planning Commission public meetings conducted on June 4, 18 and August 6, 2009. Commissioner William Shaffer SECONDED the MOTION. The motion carried unanimously.

IV. WITHDRAWALS AND CONTINUANCES

Chairperson Tennyson asked staff if there were any requests for withdrawals or continuances. There were none.

V. PUBLIC HEARING ITEMS

Chairperson Tennyson called for the public hearing items and reviewed the procedure.

1. **ZON09-04:** A request by the Planning Commission to rezone 1.35 acres from A-1 (Agricultural) to PAD (Planned Area Development). The site is located east of the northeast corner of 99th Avenue and Camelback Road (9802 West Camelback Road). Staff Contact: [Bill Luttrell](#), Senior Planner ([Yucca District](#)).

Mr. Bill Luttrell, Senior Planner, presented the staff report.

Chairperson Michele Tennyson called for questions from the Commission. There were none.

Chairperson Tennyson asked the applicant to come forward and make a presentation. As Mr. Luttrell was the applicant, she called for any additional questions or comments from the Commission. There were none.

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

Chairperson Tennyson called for a motion on ZON09-04.

Commissioner John Kolodziej MADE a MOTION to RECOMMEND APPROVAL of Case No. ZON09-04 subject to the one stipulation as recommended by staff. Commissioner Raymond Spitzer SECONDED the motion. The motion carried unanimously.

Mr. Garn Emery, Deputy City Attorney, stated that the Planning Commission's actions are not final. He explained that the Commission's recommendations will be forwarded to the City Council for further action.

2. **ZON09-05:** A request by the Planning Commission to rezone 17.97 acres from A-1 (Agricultural) to PAD (Planned Area Development). The site is located east of the northeast corner of 99th Avenue and Bethany Home Road (9802 West Bethany Home Road). Staff Contact: [Bill Luttrell](#), Senior Planner ([Yucca District](#)).

Mr. Bill Luttrell, Senior Planner, presented the staff report.

Chairperson Michele Tennyson called for questions from the Commission. There were none.

Chairperson Tennyson asked the applicant to come forward and make a presentation. As Mr. Luttrell was the applicant for this case, she called for any additional questions or comments from the Commission. There were none.

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

Chairperson Tennyson called for a motion on ZON09-05.

Commissioner John Kolodziej MADE a MOTION to RECOMMEND APPROVAL of Case No. ZON09-05 subject to the one stipulation as recommended by staff. Commissioner Raymond Spitzer SECONDED the motion. The motion carried unanimously.

Mr. Garn Emery, Deputy City Attorney, stated that the Planning Commission's actions are not final. He explained that the Commission's recommendations will be forwarded to the City Council for further action.

- 3. ZON09-03:** A request by the Planning Commission to rezone 66.7 acres from Maricopa County RU-43 (One Acre Per Dwelling Unit), C-3 (General Commercial), and IND-2 (Light Industrial) to City of Glendale A-1 (Agricultural), C-3 (Heavy Commercial), M-1 (Light Industrial), R1-4 PRD (Single Residence, Planned Residential Development), and PAD (Planned Area Development) to establish initial City zoning. The six properties are located between Northern and Glendale avenues, on the east and west sides of 91st Avenue (9245 West Northern Avenue). Staff Contact: [Karen Stovall](#), Senior Planner ([Yucca District](#)).

Ms. Karen Stovall, Senior Planner, presented the staff report. She stated that ZON09-03 is a Planning Commission initiated request involving six properties located between Northern and Glendale Avenues, on the east and west sides of 91st Avenue. These properties, totaling approximately 66.7 acres, were annexed in 2001 but never received initial City of Glendale zoning. The details of the request are as follows:

The first property is approximately 45.5 acres located on the south side of Northern Avenue, approximately 1,020 feet west of 91st Avenue. This property is currently vacant, and this request would change the zoning from Maricopa County RU-43 to City of Glendale A-1.

The second is .4 acres located on the south side of Northern Avenue, approximately 620 feet west of 91st Avenue. This property is currently vacant, and the zoning would be changed from Maricopa County RU-43 to City of Glendale A-1.

The third is 20.1 acres located at the southeast corner of 91st and Orangewood avenues. This property is currently used as a surface parking lot, and the zoning would be changed from Maricopa County RU-43, C-3, and IND-2 to City of Glendale A-1, C-3, and M-1.

The fourth is .2 acres located at the northwest corner of 91st and Glendale avenues. This property is City right-of-way, and the zoning would be changed from Maricopa County RU-43 to City of Glendale PAD.

The fifth is .4 acres located approximately 660 feet north of the northeast corner of 91st and Glendale avenues. This property is City right-of-way, and the zoning would be changed from Maricopa County RU-43 to City of Glendale R1-4 PRD.

The last is .1 acres located approximately 55 feet north of the northeast corner of 91st and Glendale avenues. This property is City right-of-way, and the zoning would be changed from Maricopa County RU-43 to City of Glendale PAD.

Chairperson Michele Tennyson called for questions from the Commission. There were none.

Chairperson Tennyson asked the applicant to come forward and make a presentation. As Ms. Stovall was the applicant for this case, she called for any additional questions or comments from the Commission. There were none.

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

Chairperson Tennyson called for a motion on ZON09-03.

Commissioner John Kolodziej MADE a MOTION to RECOMMEND APPROVAL of Case No. ZON09-03 as recommended by staff. Commissioner Brad Hendrix SECONDED the motion. The motion carried unanimously.

Mr. Garn Emery, Deputy City Attorney, stated that the Planning Commission's actions are not final. He explained that the Commission's recommendations will be forwarded to the City Council for further action.

VI. OTHER BUSINESS

Chairperson Tennyson called for other business. There was none.

VII. PLANNING STAFF REPORT

Chairperson Tennyson called for the Planning staff report. Ms. Tabitha Perry, Principal Planner, stated that the next meeting would be October 1, 2009.

VIII. COMMISSION COMMENTS AND SUGGESTIONS

Chairperson Tennyson called for Commission comments and suggestions. There were none.

IX. ADJOURNMENT

Chairperson Tennyson called for any other comments, reports, or further business. As there were none, the meeting adjourned at approximately 7:30 p.m.

Lisa Hunt
Lisa Hunt, Recording Secretary