

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

**COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301**

**THURSDAY, APRIL 2, 2009
7:00 P.M.**

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

MEMBERS ABSENT: John Kolodziej

STAFF PRESENT: Jim May, AICP, Deputy Director for Current Planning
Paul Li, Assistant City Attorney
Tabitha Perry, Principal Planner
Lisa Hunt, Recording Secretary

Chairperson Tennyson 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.

Chairperson Tennyson stated there were no minutes to approve at this time.

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

Mr. Jim May, AICP, Deputy Director for Current Planning, stated there was a request for a continuance on rezoning application **ZON08-24**. He stated that staff's recommendation is to continue this item to the May 7, 2009, Planning Commission Public Hearing.

1. **ZON08-24**: A request by Snell & Wilmer, LLC, representing Dirt 101 Investment, LLC, to rezone 20 acres from A-1 (Agricultural) to M-2 (Heavy Industrial). The site is located on the north side of Glendale Avenue, approximately 1,300 feet west of the 115th Avenue alignment (11748 West Glendale Avenue). Staff Contact: Karen Stovall, Senior Planner (Yucca District).

Commissioner Ward **MADE** a **MOTION** to **CONTINUE** Case No. **ZON08-24**; to the May 7, 2009, Planning Commission Public Hearing, as recommended by staff. Commissioner Abrahams **SECONDED** the motion. The motion passed 5 to 0.

Chairperson Tennyson called for the Public Hearing items.

- CUP08-19**: A request by DMJM Design, representing Midfirst Bank, to approve a Conditional Use Permit for a bank drive-thru in the C-2 (General Commercial) zoning district. The site is located on the northwest corner of 59th Avenue and Behrend Drive (5940 West Behrend Drive). Staff Contact: Tabitha Perry, Principal Planner (Cholla District).

Ms. Tabitha Perry, Principal Planner, presented the staff report. The Planning Department mailed notification letters to adjacent property owners and interested parties on January 21, 2009. The Planning Department nor the applicant received any opposition responses or telephone calls as a result of the mailing. This request meets the requirements CUP 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 Tennyson called for questions from the Commission. There were no questions.

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

Mr. Thomas Semonell, applicant's representative with DMJM Design, stated staff had done an excellent job of presenting and he had nothing further to add. He noted he had worked very closely with staff to ensure this project was within the guidelines and stipulations of the city. He asked the Commission if they had any questions.

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

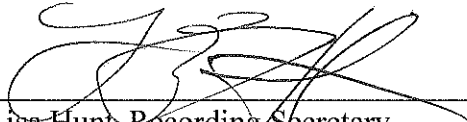
Chairperson Tennyson called for a motion on CUP08-19.

Commissioner Ward MADE a MOTION to APPROVE Case No. CUP08-19 subject to the stipulations as recommended by staff. Vice Chairperson Sutliff SECONDED the motion. The motion passed 5 to 0.

Mr. Paul Li, Assistant City Attorney, stated that the action taken by the Planning 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 fifteen (15) days.

Chairperson Tennyson called for Commission Comments and Suggestions. As there were none, she called for Other Business. Mr. May stated that the next meeting is scheduled for May 7, 2009.

As there was no further business, the meeting was adjourned at 7:20 p.m.



Lisa Hunt, Recording Secretary