

**MINUTES
CITY OF GLENDALE PLANNING COMMISSION**

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

**THURSDAY, OCTOBER 21, 2010
7:00 P.M.**

CALL TO ORDER

The meeting was called to order at approximately 7:00 p.m.

Commissioners Present: Chairperson Kolodziej (Yucca), Vice Chairperson Spitzer (Barrel), Commissioner Petrone (Cholla), Commissioner Sherwood (Sahuaro), Commissioner Hendrix (Ocotillo), Commissioner Larson (Mayoral)

Commissioner Absent: Commissioner Shaffer (Cactus)

City Staff Present: Jon Froke, AICP, Planning Director, Tabitha Perry, Principal Planner, Deborah Robberson, Deputy City Attorney, Remigio Cordero, Planner, Diana Figueroa, Recording Secretary

APPROVAL OF MINUTES

Chairperson Kolodziej called for a motion to approve the Meeting Minutes of the August 19, 2010, Workshop. Commissioner Hendrix made the motion to approve as written. Commissioner Spitzer seconded the motion, which was approved unanimously.

Chairperson Kolodziej called for a motion to approve the Meeting Minutes of the September 16, 2010, Public Hearing. Commissioner Sherwood made the motion to approve as written. Commissioner Larson seconded the motion, which was approved unanimously.

WITHDRAWALS AND CONTINUANCES

There were none.

PUBLIC HEARING ITEM

CUP10-06 – Chairperson Kolodziej called for staff's presentation.

CUP10-06: A request by Withey / Morris PLC, representing Delaware North, for a conditional use permit for commercial retail sales and services other than those otherwise permitted in the M-1 (Light Industrial) zoning district. The site is located north of the northeast corner of 57th Avenue and Bethany Home Road (6112 North 56th Avenue). Staff contact: Remigio Cordero, Planner (Ocotillo District).

Mr. Remigio Cordero, Planner, presented the request. He explained this is a request for a Conditional Use Permit to have retail sales and services other than those otherwise permitted in the M-1 zoning district. The applicant will be utilizing a developed site on 27.5 acres. The proposed use is a swap meet that will have indoor and outdoor retail sales. Trade shows, conventions, and special events will be held on site periodically. Mr. Cordero asked the Commission if they had any questions.

Commissioner Sherwood questioned when a special use or event permit would be required and which department would make that determination. Mr. Cordero stated the applicant would need to apply for a special use permit through the Development Services Counter. This permit would be required each time the applicant hosted an event unrelated to swap meet type uses.

Commissioner Spitzer asked for the approximately attendance to the swap meet on any given day. Mr. Cordero deferred this question to the applicant.

Commissioner Larson questioned what the applicant defines as a concert or sporting event as this does not appear to be a type of use for a swap meet. Mr. Cordero deferred this question to the applicant.

Commissioner Larson questioned the proposed retention and if it is adequate. Mr. Cordero stated the land development engineering division has reviewed and approved the grading and drainage plan submitted by the applicant.

Commissioner Sherwood clarified that the 57th Avenue traffic study, as it relates to the traffic signal, will be conducted only if phase two of the parking is constructed. Mr. Cordero said that is correct.

Chairperson Kolodziej asked if a swap meet was held at the drive-in theaters directly to the south of this proposed project. Mr. Cordero stated yes.

Chairperson Kolodziej asked if staff is comfortable with the amount of increased traffic in the area once the applicant has developed his project. Mr. Cordero said yes and the traffic study report has been approved.

The applicant, Mr. Mike Withey, Withey Morris, representing Delaware North Companies, introduced himself and provided background information regarding the Delaware North Companies. Mr. Withey had a brief PowerPoint presentation for the Commission. He noted the project will be located in an area which is an industrial area.

In response to a question from Commissioner Spitzer, Mr. Withey stated they anticipate approximately 4,500 attendees on any weekend day.

Mr. Withey stated they are in agreement with the stipulations as listed in the staff report. He asked the Planning Commission to approve CUP10-06.

Commissioner Spitzer asked who would be responsible for the cost of security and traffic control. Mr. Withey stated the applicant is responsible for providing security. He stated a traffic report was submitted to the city and there appears to be no concerns related to traffic.

In response to a question from Commissioner Sherwood, Mr. Withey explained the park 'n swap currently located in Phoenix will be transferring to this proposed site. The land where the current Phoenix park 'n swap is located has been purchased by the City of Phoenix for the airport expansion.

In response to a question from Commissioner Larson, Mr. Withey explained typically on Wednesday evenings there are concerts. In addition, there have been Golden Gloves sporting events held on the site.

Commissioner Hendrix asked how this project will be an improvement over the current Park 'n Swap. Mr. Withey stated this new site has more indoor space available.

Commissioner Petrone complimented Delaware North Companies as he is familiar with their establishment in Glendale, Max's Sports Museum.

Chairperson Kolodziej opened the public hearing. No one in the audience wished to speak. Chairperson Kolodziej closed the public hearing.

There were no closing remarks from the applicant.

With no comments from the Commission, Chairperson Kolodziej called for a motion.

Commissioner Hendrix made a motion to approve CUP10-06 with the stipulations noted in the staff report. Commissioner Spitzer seconded the motion, which was approved unanimously.

OTHER BUSINESS

There was none.

PLANNING STAFF REPORT

Ms. Perry provided an update regarding General Plan Amendment GPA10-01 and Rezoning Application ZON10-02, Sportsman's Park West located at 6250 North 95th Avenue, and ZON10-01, Sportsman's Park East located at 9435 West Maryland Avenue. She stated the Planning Commission recommended approval of these items at its August 5, 2010, meeting. Ms. Perry stated the City Council approved these items at its meeting on October 12, 2010.

As the November 4, 2010, Public Hearing has been vacated, an upcoming project, Centrada Norte, will be heard by the Planning Commission at its November 18, 2010, Public Hearing.

COMMISSION COMMENTS AND SUGGESTIONS

There were none.

ADJOURNMENT

With no further business, the meeting adjourned at 7:23 p.m.

Respectfully submitted


Diana Figueroa, Recording Secretary