

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

**COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE**

**THURSDAY, OCTOBER 1, 2009
7 P.M.**

I. CALL TO ORDER

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

II. ROLL CALL

Chairperson Tennyson conducted roll call with the following results:

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

STAFF PRESENT: 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 meeting of September 3, 2009.

Commissioner William Shaffer MADE a MOTION to APPROVE the minutes “as written” from the Planning Commission public meeting conducted on September 3, 2009. Vice Chairperson Patrick Sutliff 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 reviewed public hearing procedure and called for the first item.

1. **GPA07-11:** A request by the Planning Commission to amend the General Plan Land Use Map designation on 159 acres from HI (Heavy Industrial) to PF (Public Facility). The site is located on the northwest corner of 115th and Glendale avenues (11550 West Glendale Avenue). Staff Contact: [Peter Kulikowski](#), Associate Planner ([Yucca District](#)).

Mr. Peter Kulikowski, associate 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 additional questions or comments from the Commission. There were none.

Chairperson Tennyson opened the public hearing on Agenda Item No. 1. As there were no comments, Chairperson Tennyson closed the public hearing.

Chairperson Tennyson called for a motion.

Commissioner John Kolodziej MADE a MOTION to RECOMMEND APPROVAL of Case No. GPA07-11 as recommended by staff. Vice Chairperson Patrick Sutliff 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. **GPA09-01:** request by Project Design Consultants, representing Russell Badley Farms, Inc., to amend the General Plan Land Use Map designation from LDR (Low Density Residential, 0-1 Dwelling Units Per Acre) to PC (Planned Commercial). The site is located at the northwest corner of Citrus and Camelback roads (17910 West Camelback Road). Staff Contact: [Karen Stovall](#), Senior Planner ([Yucca District](#)).

Ms. Karen Stovall, senior planner, presented the staff report.

Chairperson Michele Tennyson called for questions from the Commission. She stated that she had concerns with regard to the citizen's concerns being addressed and judging by staff's response, she believes they have been resolved.

Commissioner William Shaffer asked what the infrastructure was for the property. Ms. Stovall said that it was Maricopa County; the property was not annexed into the city, yet, and that all other city departments have reviewed the case prior to the recommendation for approval.

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

Mr. John Badly, the applicant, gave a brief presentation.

Commissioner Brad Hendrix commended him for being so willing to work with our citizens, addressing their concerns. A lot of people don't get credit. He stated that it was a great thing.

Commissioner John Kolodziej wanted to know if operations would be limited to reasonable hours and asked the applicant to elaborate. Mr. Badly stated that loading hours would be limited to day time.

Chairperson Tennyson said that she's sure they will appreciate the fact that no one wants it in their back yard and thanked the applicant for addressing their concerns.

Chairperson Tennyson called for additional questions or comments from the Commission. There were none.

Chairperson Tennyson opened the public hearing on Agenda Item No. 2. As there were no comments, Chairperson Tennyson closed the public hearing.

Chairperson Tennyson called for a motion.

Commissioner John Kolodziej MADE a MOTION to RECOMMEND APPROVAL of Case No. GPA09-01 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.

- 3. GPA09-02/ZON09-02:** A request by Earl, Curley & Lagarde, P.C., representing Jet La Petite Glendale LLC, to amend the General Plan Land Use Map designation from HDR (High Density Residential, 12-20 Dwelling Units Per Acre) to OFC (Office) and rezone 0.71 acres from R-4 (Multiple Residence) to C-O (Commercial Office). The site is located south of the southeast corner of 59th Avenue and Thunderbird Road (5771 West Eugie Avenue). Staff Contact: [Bill Luttrell](#), Senior Planner ([Sahuaro](#) District).

Mr. Bill Luttrell, senior planner, presented the staff report. He stated that the city received one inquiry with no opposition.

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

Chairperson Tennyson asked the applicant to come forward to make their presentation. Mr. Mike Curley of Earl, Curley and Lagarde P.C., representing Jet La Petite Glendale LLC, presented. He explained the history behind the case, included the reference as “The Thunderbird Road Medical Corridor”, and noted that the property had been vacant for two years. He stated that there was some internal remodeling to be done; however, the external condition of the building was good. They received two responses from condominium owners. After explaining the case, their responses were favorable.

Chairperson Tennyson called for additional questions or comments from the Commission. There were none.

Chairperson Tennyson opened the public hearing on Agenda Item No. 3. As there were no comments, Chairperson Tennyson closed the public hearing.

Chairperson Tennyson called for a motion.

Vice Chairperson Patrick Sutliff MADE a MOTION to RECOMMEND APPROVAL of Case No. GPA09-02 as written. Commissioner John Kolodziej SECONDED the motion. The motion carried unanimously.

Vice Chairperson Patrick Sutliff MADE a MOTION to RECOMMEND APPROVAL of Case No. ZON09-02 subject to the stipulation contained in the staff report. Commissioner William Shaffer 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 and invited those present an opportunity to speak. There was no response.

VII. PLANNING STAFF REPORT

Chairperson Tennyson called for the Planning Staff Report. Ms. Perry, principal planner, stated that the next meeting would be November 5, 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. There being no further business, the meeting was adjourned at approximately 7:22 p.m.

Lisa Hunt, Recording Secretary

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