

MINUTES
CITY OF GLENDALE PLANNING COMMISSION

CITY COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301

THURSDAY, JANUARY 3, 2013
7:00PM

CALL TO ORDER

The meeting was called to order at approximately 7:22pm.

Commissioners Present: Chairperson Sherwood (Sahuaro), Commissioner Petrone (Cholla), Commissioner Larson (Mayoral), and Commissioner Williams (Ocotillo)

Commissioners Absent: Commissioner Penilla (Barrel)

There are two vacant positions, Cactus District and Yucca District.

City Staff Present: Tabitha Perry, Assistant Planning Director, Jon M. Froke, AICP, Planning Director, Deborah Robberson, Deputy City Attorney, Remigio Cordero, Planner, and Crystal Miller, Recording Secretary.

APPROVAL OF MINUTES

Chairperson Sherwood called for the Approval of Minutes.

Commissioner Petrone made a motion to approve the minutes of the November 15, 2012, Public Hearing. Commissioner Larson seconded the motion, which was approved unanimously.

WITHDRAWALS AND CONTINUANCES

Chairperson Sherwood called for any withdrawals and/or continuances.

Ms. Perry stated staff is requesting the following be continued to the Planning Commission meeting of March 7, 2013 in order to complete additional administrative requirements.

Chairperson Sherwood called for any comments on this item. There were none.

Chairperson Sherwood called for a motion regarding ZON12-03.

ZON12-03:

A request by Gilmore Parsons, representing Litchfield & Bethany Home, LLC, to rezone 171 acres from A-1 (Agricultural) and C-3 (Heavy Commercial) to M-1 (Light Industrial). The site is located west of Litchfield Road on the north and south sides of Bethany Home Road (6010 North Litchfield Road). Staff Contact: Karen Stovall, Senior Planner (Yucca District). **RECOMMENDED FOR CONTINUANCE**

**TO MARCH 7, 2013 TO ALLOW STAFF TO COMPLETE
ADDITIONAL ADMINISTRATIVE REQUIREMENTS.**

Commissioner Petrone made the motion to continue ZON12-03 to the Planning Commission meeting of March 7, 2013. Commissioner Larson seconded the motion, which was approved unanimously.

PUBLIC HEARING ITEM

Chairperson Sherwood called for staff's presentation.

CUP12-07: A request by Michael Allen, representing Jay Mark LLC, for a Conditional Use Permit to allow automobile sales in the C-2 (General Commercial) zoning district. The site is located at the northwest corner of 56th Avenue and Grand Avenue (5610 NW Grand Avenue). Staff Contact: Remigio Cordero, Planner (Ocotillo District). **APPROVED UNANIMOUSLY.**

Mr. Remigio Cordero, Planner, presented this item. He said this is a request by Michael Allen, Representing Jay Mark LLC, for a Conditional Use Permit to allow automobile sales in the General Commercial zoning district. The site is located at the northwest corner of 56th Avenue and Grand Avenue and is approximately one acre in size. The applicant is requesting automobile sales on an existing paved lot. There is an existing sales office where transactions will be conducted. The site will be updated with new landscaping and a perimeter fence that will be added along Grand Avenue and 56th Avenue.

He indicated that on September 10, 2012, the applicant mailed 92 notification letters to adjacent property owners and interested parties. The applicant did not receive any response regarding the request nor did Planning. In regards to the findings for the Conditional Use Permit, the proposed use of the automobile sales in the C-2 zoning district matches the General Plan designation of General Commercial. He added that automobile sales are also permitted in the C-2 zoning districts subject to CUP approval.

The property is located within a commercial corridor that has two other automobile dealerships that are located southeast of this property along Grand Avenue. He stated the proposal will not have a detrimental effect on the surrounding area or the city. Jay Mark LLC will operate Monday through Friday, 9:00am to 5:00pm and Saturday 10:00am to 5:00pm. The existing site is adequate in size and shape for the proposed use with a maximum of 30 vehicles on display for sale with additional parking spaces designated for customers and employees.

He concluded the Planning Commission should approve of CUP12-07, subject to the stipulations listed in the staff report.

Chairperson Sherwood called for the applicant's presentation.

Michael Allen, representing Jay Mark LLC, stated he had no presentation but will answer questions.

Chairperson Sherwood asked when they expect occupancy to begin. Mr. Mark said the license has been submitted to ADOT and are hoping to be up and running the first week of February.

Chairperson Sherwood indicated they had extended their landscaping work until mid-September due to the construction. Mr. Mark replied he was correct.

Chairperson Sherwood opened the public hearing. Since there were no public comments, he closed the public hearing.

Commissioner Petrone made a motion to approve CUP12-07 subject to the stipulations listed in the staff report. Commission Larson seconded the motion, which was unanimously approved.

Ms. Robberson said this is final approval by the Planning Commission subject to appeal if filed within 15 days.

OTHER BUSINESS

Chairperson Sherwood called for Other Business. There was none.

OTHER BUSINESS FROM THE FLOOR

Chairperson Sherwood called for Other Business from the Floor. There was none.

PLANNING STAFF REPORT

Jon Froke, AICP, Planning Director, approached the podium to thank Chairperson Sherwood for his service on the Planning Commission. He said that on behalf of the Planning Department and the City of Glendale they greatly appreciate the great work Chairperson Sherwood provided to the city and staff. He thanked him for his four year dedication as well as for his great leadership as their Chairperson. Everyone agreed and wished him the best of luck in his new endeavors. Likewise, Chairperson Sherwood thanked Planning staff (all by name) for their professionalism. He added that of all the Commissions he had worked on, this had been one of his favorites.

COMMISSION COMMENTS AND SUGGESTIONS

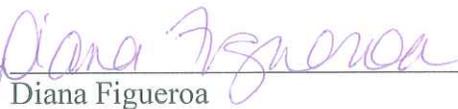
Chairperson Sherwood called for Comments and Suggestions. There was none.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:38pm.

The next meeting is scheduled for February 7, 2013.

Respectfully Submitted,


Diana Figueroa