

**WORKSHOP MINUTES
CITY OF GLENDALE PLANNING COMMISSION**

**CITY HALL CONFERENCE ROOM 2A
GLENDALE, ARIZONA 85301**

**THURSDAY, SEPTEMBER 5, 2013
6:00 PM**

CALL TO ORDER

The meeting was called to order at approximately 5:55 p.m.

ROLL CALL

Commissioners Present: Chairperson Petrone (Cholla), Commissioner Molina (Ocotillo), Vice Chair Larson (Mayoral) (*Departed at 6:44 p.m.*), Commissioner Penilla (Sahuaro), Commissioner Lenox (Barrel), Commissioner Aldama (Yucca/Ocotillo) and Commissioner Johnston (Cactus) (*Departed at 6:42 p.m.*)

City Staff Present: Jon M. Froke, AICP, Planning Director, Deborah Robberson, Deputy City Attorney, Matt Dudley, Transit Manager, Thomas Ritz, AICP, Senior Planner, Karen Stovall, Senior Planner, Remigio Cordero, Planner, and Diana Figueroa, Recording Secretary.

Special Guest: Valley Metro Group

ITEMS

1. VALLEY METRO RAIL PRESENTATION

Staff from Valley Metro provided a presentation on long term plans to extend light rail to Glendale. Various routes are being studied and considered. It is anticipated that light rail will be constructed and operational in Glendale by 2026.

Mr. Ben Limmer stated that the Glendale extension is supported locally through Phoenix and Glendale transportation sales tax measures and regional Proposition 400 funds. All future extensions will employ a mix of federal, regional and local funding to construct them. He provided a map of the area explaining the study that will test five route options to better understand whether high capacity transit better performs in a freeway or arterial street corridor, or some combination of both. He discussed the different kinds of vehicles and technology that can be used as well as the cost associated with them.

Routes being evaluated include a corridor traveling through downtown Glendale, as currently defined in the Regional Transportation Plan, and other corridors involving the I-10 and Loop 101 freeways and other West Valley arterials. Metro has entered into Phase I of the Glendale Corridor Alternative Analysis which entails feasibility and funding analysis. He noted he will know more information in the next few weeks and will keep them updated. This is a one to two year process and will conclude with a preferred

corridor to analyze further in Phase II of the AA. Phase II will be a more detailed alignment and mode study. This extension is part of METRO's regional, high capacity transit plan that will develop a total of 57 miles by 2031. Any additional extensions, or any changes to the extensions already included in the Regional Transportation Plan must go through a process outlined in state statute.

Chairperson Petrone asked, since it looked like it will go through central Glendale, will there be long term parking in the area for people that might want to take it. Mr. Limmer stated they are looking at those details as part of the plan.

Vice Chair Larson inquired about funding. Mr. Limmer explained the process and which programs they will pursue for additional funding. He added the process was extremely competitive; however, they have been very proactive in this process.

Commissioner Aldama asked if there will be a need for a storage unit. Mr. Limmer indicated they do have one in the east valley but will have to construct another in the future once this project moves forward.

Mr. Froke inquired if one of the goals was to cross I-17 only once because of the cost. Mr. Limmer stated he was correct.

Chairperson Petrone asked what the feedback had been from the community. Ms. Megan Casey stated the feedback had been mixed. However, most commented that they want more business to come into the area and others were concerned how it will affect their area directly.

The Commission thanked Mr. Limmer and Ms. Casey for the presentation.

2. CONDITIONAL USE PERMIT (CUP) APPLICATION CUP13-07: PAWN DADDY CUP – 6710 WEST BETHANY HOME ROAD

Remigio Cordero, planner, presented this item. He provided an overview of the application. He said this was a request by William Jachimek, owner of Pawn Daddy, for a conditional use permit to operate a pawn shop in the C-2 (General Commercial) zoning district. The tenant suite is located at 6710 West Bethany Home Road north of the northwest corner of an existing shopping center. The proposed tenant space is 4,780 square feet in size and will allow space for the retail business and storage for collateralized loans. He stated the proposed store hours of operation will be from Monday through Saturday 9:00 p.m. to 7:00 p.m. and Sunday 10:00 a.m. to 5:00 p.m. The pawn shop owner has stated that guns will not be sold and auto title loans will not be given at this location.

In conclusion, staff recommends the Planning Commission review the request in preparation for a future public hearing. No action is required at this time.

Commissioner Aldama stated he visited Pawn Daddy and noted he had found it to be very clean and organized. He asked how loitering would be handled if it became an issue. Mr. Remigio stated there were signs addressing that issue on the premises. He said the applicant was here and could further answer that question.

Commissioner Penilla asked the applicants if their license had ever been revoked or suspended for an infraction. The response was no. Mr. William Jachimek, owner, said they monitor their business very carefully in these matters. He added that at times the infractions were employees not inputting items correctly. He gave examples of how some of these errors could happen. Therefore, because of the constant threat that some items might have been stolen, they work very closely with the police department.

Commissioner Johnston said he had no issues with this application and believes it will be viable in the long term.

Chairperson Petrone stated he agreed. He indicated to the applicant that it was important for them to be forthcoming on any issues before they come to the Planning Commission hearing. They should not try and negotiate anything at that time. He added most of the Commissioners like what they heard so far on this application. They liked the experienced staff and the clean organized store. As far as the loitering issue, they really are not responsible for the issue but will call the police if they need to.

Commissioner Aldama stated he would like to make clear that the store does purchase fire arms at this location but does not sell them.

Chairperson Petrone asked the guest speaker if he had any comments.

John Riva, SR Commercial Shopping Center Management stated they were very excited to have this tenant occupy the much needed space in a vacant shopping center that has suffered by the recession. He discussed the loitering issue and how they can help control it.

Chairperson Petrone commented it would be a good idea to include that in the stipulations. They will discuss with staff.

Chairperson Petrone shared a story about another applicant that was not so forthcoming about their application which created many difficulties. He does not want that to happen again.

Mr. Froke remarked on another applicant with a similar business that wants to come to Glendale. He said he was hoping they would attend tonight to get an idea what the city expects. He said that if that opportunity materializes, they will bring that application to a workshop setting as well.

Thomas Ritz, AICP, Senior Planner, commented that he meet with an attorney representing another pawn company that was looking at this intersection. He explained he let them know about this meeting and was hoping they would have attended. He will keep them updated on this matter.

Chairperson Petrone asked when the neighborhood meeting for Escuda was scheduled. Karen Stovall, Senior Planner, stated it was scheduled on September 23. She welcomed Commissioners to the meeting but cautioned them to attend for information only and try to refrain from interjecting themselves in the meeting as this is the applicant's meeting.

OTHER BUSINESS

Chairperson Petrone called for Other Business. Mr. Froke provided tentative meeting dates for the next couple of weeks. The dates provided were as follows: 10/3 workshop @5:00 p.m, 10/24 workshop and hearing. The group had a discussion to start the meetings at 6:00 p.m. Staff will look into it and make a decision at the next meeting.

As no further business was discussed, the meeting was adjourned.

ADJOURNMENT

The meeting adjourned at 7:11 p.m.