

**SPECIAL WORKSHOP
MINUTES
CITY OF GLENDALE PLANNING COMMISSION**

**CITY HALL
CONFERENCE ROOM 2A
5850 GLENDALE AVENUE
GLENDALE, ARIZONA 85301**

**THURSDAY, FEBRUARY 20, 2014
5:15 PM**

CALL TO ORDER

The meeting was called to order at approximately 5:25 p.m.

ROLL CALL

Commissioners Present: Chairperson Petrone, Vice Chair Larson (arrived at 5:30pm), Commissioner Johnston, Commissioner Aldama, Commissioner Lenox (participating via telephone) and Commissioner Berryhill (arrived at 5:35pm) were present.

Commissioner Absent: Commissioner Penilla, excused.

City Staff Present: Jon M. Froke, AICP, Planning Director, Thomas Ritz, AICP, Senior Planner, Deborah Robberson, Deputy City Attorney, Tabitha Perry, Assistant Planning Director, and Diana Figueroa, Recording Secretary.

ITEM

1. **CUP13-10:** Staff will discuss the request by Charles Huellmantel, applicant for USA Pawn, for a conditional use permit to operate a pawn shop in the C-2 (General Commercial) zoning district. The site is located at 5847 North 67th Avenue in an existing freestanding building. The proposed tenant space is 5,616 square feet in size and will allow space for the retail business and storage for collateralized loans. The site is located in the Ocotillo District. Staff Contact: Thomas Ritz, AICP, Senior Planner.

Thomas Ritz, Senior Planner presented CUP13-10, a request by Charles Huellmantel, applicant for USA Pawn, for a conditional use permit to operate a pawn shop in the C-2 (General Commercial) zoning district. He said the site is located at 5847 North 67th Avenue in an existing freestanding building. He indicated the proposed tenant space is 5,616 square feet in size and will allow space for the retail business and storage for collateralized loans. He said USA Pawn has been in operation since 1999. The site is located in the Ocotillo District.

Mr. Ritz continued noting that the proposed store hours of operation will be from Monday through Saturday 9:00 a.m. to 7:00 p.m. and Sunday 10:00 a.m. to 5:00 p.m. He explained the pawn shop owner has stated that guns will not be sold and auto title loans will not be given at

this location. He stated USA Pawn and Jewelry Company operate a number of clean, modern pawn shops throughout the Valley. He said it should be noted that USA Pawn does not sell pornographic material or firearms and has had no problems with the police. Additionally, USA Pawn employees undergo thorough training including ongoing customer service and state statute regulations training.

Mr. Ritz stated there were five conditional use permit requirements and the applicant meets all five requirements. He said staff's recommendation will be at a formal hearing to recommend approval subject to the stipulations list in the staff report. He noted the required action is to only review the request in preparation for future planning and no formal action is required at this time. He concluded his presentation and asked for questions from the Commissioners.

Chairperson Petrone asked if near Pawn Daddy. Mr. Ritz replied yes.

Mr. Ritz said they did receive one phone call from an individual concerned that this might affect rent rates in the area. He added that a Pawn Daddy's representative came in to review CUP13-10 plans.

Chairperson Petrone noted the close proximity of the two pawn shops.

Commissioner Johnston said he did not have any concerns with the request because it will only give the customer better options on where to shop for the best deals.

The applicant arrived at the meeting.

Chairperson Petrone welcomed the applicant and explained the Commissioners had been discussing the permit with no objections to the application up to this point.

Commissioner Aldama commented on the competitiveness of the pawn shop stores adding that it was not for them to decide the case on that issue. Chairperson Petrone agreed. He said staff has recommended approval of the case and added USA Pawn has had no problems with the police.

Commissioner Aldama asked the applicant if they would be taking in guns at this location. Mr. Huellmantel replied yes. He explained the process of securing the firearms in the back and then selling them to a federally licensed dealer not on the premises.

Commissioner Larson inquired about saturation of pawn shops in the area. Mr. Huellmantel explained that the pawn shops that are run well with no problems are the ones that survive and prosper which helps the consumer.

Commissioner Aldama commented on how USA Pawn promotes their people from within. Mr. Huellmantel agreed and added they like their employees to grow and know the business practice from the beginning. However, they also hire good people from outside the company.

Commissioner Aldama asked if he had an idea of how many ticket sales they go through on a daily basis. Mr. Huellmantel stated it was approximately 200 to 400 tickets and receipts. He said a lot of their sales are centered on instruments and tools.

Chairperson Petrone said this was a good clean case which has already been recommended by staff.

Commissioner Larson remarked on other pawn shops in the area. He stated this was a market economy and the strong will survive.

Mr. Ritz commented on the notification letter that had gone out explaining the CUP. He explained they opted for a notification letter instead of a neighborhood meeting because the area was business commercial. Staff has received no response. He added the sign was up for people to see as well as information in the Glendale Star.

Commissioner Aldama commented on the 500' notification area notice and when it was appropriate to extend it. Ms. Perry explained the procedure.

Chairperson Petrone believed the 500' area was sufficient since it had already been extended from 300'.

Commissioner Lenox stated he sees no problem recommending USA Pawn's request. However, he does not want to be known as the pawn shop capital either.

OTHER BUSINESS

None

ADJOURNMENT

The meeting adjourned at 5:47 p.m.