

**WORKSHOP MINUTES
CITY OF GLENDALE PLANNING COMMISSION**

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

**THURSDAY, OCTOBER 3, 2013
5:00PM**

CALL TO ORDER

The meeting was called to order at approximately 5:00pm.

ROLL CALL

Commissioners Present: Chairperson Petrone (Cholla), Commissioner Penilla (Sahuaro), Commissioner Lenox (Barrel) and Commissioner Aldama (Yucca) (Arrived at 5:10pm).

Commissioners Absent: Commissioners Johnston and Molina and Vice Chairperson Larson were absent.

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

ITEMS

1. **CONDITIONAL USE PERMIT (CUP) APPLICATION CUP13-06: SALON IMPERIAL – 5939 WEST BETHANY HOME ROAD**

Karen Stovall, Senior Planner, provided the summary. She stated this was a request by Defina Amarillas, representing Eliseo Gomez Castillo, for a conditional use permit to allow live entertainment and patron dancing in the C-2 (General Commercial) zoning district. The applicant proposes a banquet hall in an existing 5,176 square foot building with an outdoor patio. The property owner has made upgrades to the site following the approval of the Design Review application in October of 2012. The site is located in the Ocotillo District. The proposed hours of operation are Sunday through Thursday from 8:00am to 10:00pm and Friday through Saturday 6:00pm to 2:00am. The applicant held a neighborhood meeting on January 7, 2013. She said 10 individuals expressed several concerns citing loud noise, loitering, shootings, drugs and fights. The individuals suggested the applicant provide a fence barrier. Also discussed were homeless individuals gathering in the area as a possible problem. The applicant stated they were willing to work with the neighborhood to address these issues.

Jon M. Froke, AICP, Planning Director, provided information on the area using the vicinity map and aerial photograph for reference. He noted it would be difficult putting

up a fence on someone else's property because of how the area is laid out. However, the city has a good working relationship with Circle K and will continue to work the issue.

Ms. Stovall stated that after working with staff to address the neighborhood's concerns, the applicant sent an email that contains a follow up letter explaining how they had modified their proposal and how they had addressed their concerns. Neither the applicant nor city staff has heard any response.

The Commission placed the rest of the discussion on hold until a quorum could be satisfied. They asked Glendale Citizen Corps to present their presentation while they wait for the rest of the Commissioners to arrive.

Karen Stovall's presentation resumed at 5:34 p.m.

Chairperson Petrone commented on the beauty of the site. He said it was just a matter of everyone getting on board to iron out the issues. He noted the applicant had done an amazing job on the site and deserves a chance to have it open.

Commissioner Lenox stated he also liked it.

Commissioner Penilla asked who will be monitoring the property until closing time. Ms. Stovall explained the applicant will provide on-site security and they will be aware of the stipulations.

Commissioner Aldama stated he had visited the property and believes this was a great project since that site has been an eyesore for many, many years. He talked about a past meeting he attended regarding this property. He said one of the concerns regarded lighting.

Chairperson Petrone said this case has a favorable view so far from what has been discussed.

2. GLENDALE'S NATIONAL PREPAREDNESS MONTH CAMPAIGN

Ms. Opal Evan provided the presentation. She showed images of different disasters that have happened around the world and the tragic events of 9/11/01. For that reason, America has recognized September as National Preparedness Month to remind Americans of the importance to take steps to prepare for emergencies in their homes, businesses, schools, and communities. This year, Glendale Citizen Corps proposes that the best stage for our "Whole Community Approach to Emergency Preparedness" mission must begin with existing leaders who represent all six City Districts. Ms. Evan distributed information and volunteer sheets.

3. **REZONING (ZON) APPLICATION ZON13-05: COPPERWING SUD-11401
WEST GLENDALE AVENUE**

Remigio Cordero, Planner presented the summary. He said this was a request by Gammage and Burnham, representing John F. Long Family Properites, to establish a SUD (Special Use District) overlay to a M-1 (Light Industrial) zoning district. The property is located 2,000 feet south of the southeast corner of Glendale Avenue and 115th Avenue alignment. The SUD proposes a temporary sand and gravel extraction, crushing, and processing operation on 99.3 acres of property. The site is located in the Yucca District.

Chairperson Petrone asked if there were any homes near this location. Mr. Cordero responded the nearest was approximately 3 ¼ miles to the southeast. Chairperson Petrone noted that this location was suited for this use and was the best location for this application.

Mr. Stephen Anderson, applicant, agreed with Chairperson Petrone's comments. He mentioned there was an existing gravel operation to the west in Maricopa County which has been there for some time. He explained the differences in their operations. He provided details on some function operations that occur on the site.

Commissioner Aldama inquired as to the ingress and egress on the property. Mr. Cordero explained using the vicinity map.

Commissioner Penilla stated this was a good project and appropriate for the site. He said that at this point, he does not see any objection from anyone. Chairperson Petrone agreed. Mr. Froke mentioned a neighborhood meeting Mr. Anderson held where a concern was brought up regarding protecting the airport and the vision for the future. Mr. Anderson added that for full disclosure the concern came from former Councilmember Clark. He stated they respectfully deny they will jeopardize any vision for the airport and are committed to the preservation of the airport.

Commissioner Aldama asked if they had checked into the dangers of jeopardizing the airport. Mr. Anderson replied, absolutely. He reiterated their commitment.

Chairperson Petrone thanked everyone attending tonight.

Mr. Froke stated staff will continue to work on these applications and will bring forth full agendas on these items shortly. He said the next meeting is on October 24, 2013 at 6:00pm. He thanked the Commissioners for their commitment and service to the city.

OTHER BUSINESS

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

ADJOURNMENT

The meeting adjourned at 5:57pm.