

**MINUTES
CITY OF GLENDALE PLANNING COMMISSION WORKSHOP**

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

**THURSDAY, JUNE 2, 2011
6:00 P.M.**

CALL TO ORDER

The meeting was called to order at approximately 6:00pm.

Commissioners Present: Chairperson Kolodziej (Yucca), Vice Chairperson Spitzer (Barrel), Commissioner Petrone (Cholla), Commissioner Sherwood (Sahuaro), Commissioner Williams (Ocotillo), and Commissioner Larson (Mayoral)

Commissioner Absent: Commissioner Shaffer (Cactus)

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

Guests: Jon Paladini, Ron Rovey, Paul Rovey, Rick Tannehill, Nick Wood, Snell and Wilmer, Noel Griemsmann, AICP, Snell and Wilmer.

Chairperson Kolodziej stated the first order of business was the swearing in of Commissioner Spitzer. The Commission congratulated him on his term renewal.

ITEM

Chairperson Kolodziej stated there is one item on the agenda. He called staff's presentation.

ZTA09-01: A request by the City of Glendale Planning Commission to amend Article I Purpose and Applicability, Article 2 Definitions and Rules of Construction, Article 2 Administration, Article 5 Zoning Districts and Boundaries, Article 6 Overlay District Regulations, and Article 7 General Development Standards. The proposed changes, if adopted, would amend sections of the zoning code pertaining to Freeway Billboard Signs, Cell Towers, Expanded Notice Requirements, Ham Radio Towers, No Smoking Areas, Variance Requirements, and Color Changes. Staff Contact: Thomas Ritz, AICP, Senior Planner (City-Wide).

Ms. Tabitha Perry, Principal Planner, clarified that Ham Radio Towers would not be part of this presentation but will be heard at a later date. She said this determination was made based upon the feedback received from the citizens. Mr. Froke added that a lot of input had been received, but staff wishes to have this issue removed and it is no longer on the table.

Mr. Thomas Ritz, AICP, Senior Planner, presented the request. He stated the presentation was for information only and no action will be required from the Commission. Mr. Ritz explained this is a request to update the Zoning Ordinance. He said staff is recommending no amendments and no further discussion on Ham Radio Towers.

Mr. Ritz said this request focuses on six specific issues of significance. These issues are Freeway Billboard Signs, Wireless Communication Facilities, Expanded Public Notice Requirements, Designated Smoking Areas, Variance Requirements, and Exterior Color Changes.

He explained relating to Freeway Billboard Signs a new section would be added, leaving the current section of the Ordinance concerning billboards unchanged. He said a new definition of a Freeway Billboard Sign would also be included. He said signs would be limited to locations along the Loop 101, Loop 303, and Northern Parkway. The signs would also be limited to sites zoned Planned Area Development (PAD) where significant development has already occurred. In addition, Mr. Ritz stated sites would require at least 1,000 feet of freeway frontage and 660 feet between signs.

Regarding Wireless Communication Facilities, Mr. Ritz stated this proposal would eliminate Conditional Use Permit approval for new monopoles when a site is proposed more than 200 feet from residentially zoned property or residential property. He said this would provide consistency with respect to publicly zoned and privately owned sites. Last, the wireless industry may request further edits to the Zoning Ordinance.

Mr. Ritz explained the next specific issues relates to the expanded public notice requirement. He said the required public notice area is currently 300 feet for General Plan Amendments, Rezoning requests, Preliminary Plats, Conditional Use Permits, and variances. He said the proposal would increase this area to 500 feet, which would enhance citizen participation efforts.

Mr. Ritz indicated some large campuses have banned smoking on their properties. He explained smokers have moved into the surrounding neighborhoods. He stated designated smoking areas will be required for all sites over 7,500 square feet which are not single-family residences as part of any Design Review approval.

With regard to Variance Requirements, Mr. Ritz explained during the last update to the variance requirements several sections of the Zoning Ordinance concerning variances were inadvertently removed. He stated these sections are proposed to be restored. Also, he indicated a proposed amendment to the ordinance to permit taller monument signs, with more tenant names in office districts. Representatives of sign companies are likely to request additional code changes based on prior specific notification.

Last, Mr. Ritz described businesses have been repainting buildings a different color, frequently yellow, which contrasts with existing businesses and the character of the area. He said exterior color changes proposed to be added to the list of items considered during the Design Review process.

Commissioner Larson asked if a 330 foot setback is reasonable for Freeway Billboard Signs. Mr. Ritz explained 330 feet is the maximum distance from the freeway. He said this would ensure that signs were directed toward freeway traffic rather than neighborhoods or streets.

Commissioner Sherwood verified that information regarding Variances was inadvertently removed, but would be replaced with approval of this request. Mr. Ritz confirmed.

Commissioner Larson asked how the spacing requirement regarding billboards would be determined. Mr. Ritz explained that a sign could not be placed on a portion of a property in order to preclude another property owner from installing a billboard sign. He said any hardships will be determined by the Planning Director.

Commissioner Sherwood asked if the notification area for variances should be 500 feet as with other applications. Mr. Ritz stated that staff has determined with variance requests such a large notification area is not needed.

Commissioner Larson asked if designated smoking areas will be required only when there is a change on property. Mr. Ritz stated only if an application requires design review will a designated smoking area be required.

Commissioner Williams ask if there were any studies done relating to the safety and the distractions caused by changing billboard signs. Mr. Ritz stated some studies show there are no concerns. He added there are opportunities for a more rapidly changing screen and for fading in and out. However, staff is not proposing these changes.

Commissioner Sherwood questioned the minimum setback of a monopole. Mr. Ritz said currently the minimum is 150 feet and usually monopoles are located at the back of a shopping center or a ball field light pole, which easily meets the distance requirement.

In response to a question regarding the separation between billboards from Commissioner Sherwood, Mr. Ritz explained the distance requirement between billboards will allow an opportunity for advertising without allowing an excessive amount of billboards along the freeways.

In response to a question regarding cell towers from Commissioner Larson, Mr. Ritz stated most cell towers are coming in by right, with less need for a Conditional Use Permit although it is always an option.

There were no further questions.

OTHER BUSINESS

There was none.

ADJOURNMENT

With no further business, the meeting adjourned at 6:48pm.

Respectfully submitted,



Diana Figueroa, Recording Secretary