

REGULAR MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA November 18, 2020, held in the City Council Chambers, 88 E. Chicago Street.

1. CALL TO ORDER / ROLL CALL

CHAIRMAN HEUMANN called the regular meeting to order at 5:45 p.m.

The following Commissioners answered Roll Call:

Chairman Rick Heumann
Commissioner Robert Klob
Commissioner Michael Flanders
Commissioner George Kimble
Commissioner Gregg Pekau

Absent

Vice Chairman David Rose
Commissioner Matt Eberle

Also, present:

Mr. Derek Horn, Development Services Director
Mr. Kevin Mayo, Planning Administrator
Ms. Kristine Gay, Senior City Planner
Mr. Benjamin Cereceres, City Planner
Mr. Thomas Allen, Assistant City Attorney
Ms. Catherine Flores, Clerk

2. PLEDGE OF ALLEGIANCE:

Pledge of Allegiance led by COMMISSIONER KLOB.

3. APPROVAL OF MINUTES:

a. Study Session Minutes of Wednesday, October 21, 2020

Approved.

MOVED BY COMMISSIONER FLANDERS, seconded by COMMISSIONER KIMBLE to approve the study session minutes of October 21, 2020, Planning Commission Hearing.

The motion passed unanimously 5-0.

b. Regular Meeting Minutes of Wednesday, October 21, 2020

Approved.

MOVED BY COMMISSIONER FLANDERS, seconded by COMMISSIONER KIMBLE to approve the study session minutes of October 21, 2020, Planning Commission Hearing.

The motion passed unanimously 5-0.

Chairman Heumann – In Favor
Commissioner Klob – In Favor
Commissioner Pekau – In Favor

Commissioner Flanders – In Favor
Commissioner Kimble – In Favor

4. AGENDA ITEMS:

CHAIRMAN HEUMANN informed the audience before the regular meeting, Commission and Staff met in an open study session to discuss each of the items on the agenda. He said that some additional comments were added to items b and c on the agenda and would be read into the record before all of the items on the consent agenda are approved by a single vote. He asked the audience if there was anyone that wished to speak and there was none.

a. PLH20-0035 BRENNTAG – TANK FARM RECONFIGURATION,

Approved.

Use Permit request to reconfigure a tank farm by increasing the number of chemical bulk storage tanks from 8 tanks to 13 tanks and the addition of an unloading platform station. The facility is located on property zoned General Industrial District (I-2) west of Beck Avenue and south of Chandler Boulevard, located at 6750 W. Boston Street.

Recommended Actions

Planning staff recommends Planning and Zoning Commission move to recommend approval of use permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Narrative, Site Plan and Site Plan with elevations), as kept on file in Case No. PLH20-0035, shall void the Use Permit and require new Use Permit application and approval, unless otherwise amended via conditions herein.
2. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.
3. The site shall be maintained in a clean and orderly manner.
4. The Use Permit is non-transferable to other locations.
5. Compliance with the City of Chandler's Fire Health and Medical Department provisions with regard to the Hazardous Material Management Plan.

Proposed Motion

Move Planning and Zoning Commission to recommend approval of Use Permit case PLH20-0035 Brenntag – Tank Farm Reconfiguration, subject to the conditions as recommended by Planning staff.

b. PLH20-0036 GOJCAJ SINGLE – FAMILY RESIDENCE,

Approved with stipulation.

Use Permit request to allow a single-family residence located on property zoned Medium-Density Residential District (MF-1) approximately ¼ of a mile north of Chandler Boulevard and ¼ mile east of Arizona Avenue, located at 444 N. Delaware Street.

The vote was amended to include the additional stipulation that was agreed to be added during the study session before the regular meeting. Commission recommended adding the following stipulation: No. 5, "Applicant will work with staff to enhance facades by adding pop-outs and molding around windows."

Recommended Action

Planning staff recommends Planning and Zoning Commission move to recommend approval of use permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Narrative, Site Plan, Floor Plan, Elevations, and materials board), as kept on file in Case No. PLH20-0036, shall void the Use Permit and require new Use Permit application and approval, unless otherwise amended via conditions herein.
2. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.
3. The site shall be maintained in a clean and orderly manner.
4. The Use Permit is non-transferable to other locations.
5. **Applicant will work with staff to enhance facades by adding pop-outs and molding around windows.**

Proposed Motion

Move Planning and Zoning Commission recommend approval of Use Permit case PLH20-0036 Gojcaj Single-Family Residence, subject to the conditions as recommended by Planning staff.

c. PLH20-0012 VILLAGES AT CHANDLER,

Approved with stipulations.

PRELIMINARY DEVELOPMENT PLAN (PDP) for site layout and architectural design. The 8.99-acre site is located at the southeast corner of Riggs and Gilbert Roads.

The vote was amended to include the additional stipulations that were agreed to be added during the study session before the regular meeting. Commission recommended adding the following stipulations: No. 10, "Applicant shall work with staff to enhance the site and building design per the direction received during the November 18, 2020, Planning and Zoning study session." And No. 11, "The applicant shall work with staff to enhance the design of the entry monument signage."

Recommended Actions

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Villages at Chandler" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0012, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by Chandler City Council.
2. Landscaping plans (including for open spaces, retention, rights-of-way, and street medians) shall be approved by the Planning Administrator.
3. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed buildings.
4. Signage shall substantially be as shown within the submitted Development Booklet and shall follow all applicable criteria of the City of Chandler Sign Code.
5. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
6. The site shall be maintained in a clean and orderly manner.
7. Landscaping plans (including for open spaces, retention, rights-of-way, and street medians) shall be approved by the Planning Administrator.
8. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
9. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
- 10. Applicant shall work with staff to enhance the site and building design per the direction received during the November 18, 2020, Planning and Zoning study session.**
- 11. The applicant shall work with staff to enhance the design of the entry monument signage.**

Proposed Motion

Move Planning and Zoning Commission recommend approval of Use Permit case PLH20-0043 Slaughter & Associates, subject to the conditions as recommended by Planning staff.

d. CANCELLATION OF THE DECEMBER 2, 2020, AND DECEMBER 16, 2020, PLANNING AND ZONING COMMISSION MEETINGS.

Approved.

Recommendation

Due to the management of cases, Planning staff is recommending the cancellation of December 2, 2020, and December 16, 2020, regular meetings for Planning and Zoning Commission.

Proposed Motion

Move to cancel the December 2, 2020, regular meeting for Planning and Zoning Commission as recommended by Planning staff.

CHAIRMAN HEUMANN said regarding Item a. he wanted to make sure that the applicant was aware that it is a "no, no" what they did. He said especially when dealing with hazardous materials. He said if this were to happen again he would be the one that would vote against it so he wants to make sure that they continue to work with staff. He said regarding Item c. the only thing they are approving tonight is the preliminary plan as the zoning has already been approved by the Commission and would be going to Council on December 7, 2020. He continued that the meeting tonight was strictly about the architecture. He said that if they were in the study session tonight they have already heard the stipulations that have been added to the case regarding the signage and building elevations. He made a comment that he said was more of a direction for staff and did not need to be a stipulation. He said that there was a lot thrown in on Item c. He said it was an important project that they want to make sure it looks great particularly in that part of the city. He continued that if the applicant decides that they do not want to work with staff then he recommends that this case returns to the Design Review Committee.

MOVED BY COMMISSIONER KLOB seconded by **COMMISSIONER PEKAU** to approve all of the items on the consent agenda with added stipulations as read into the record by Staff.

The motion passed unanimously 5-0.

Chairman Heumann – In Favor
Commissioner Klob – In Favor
Commissioner Pekau – In Favor

Commissioner Flanders – In Favor
Commissioner Kimble – In Favor

5. BRIEFING ITEMS

None

6. MEMBERS COMMENTS/ANNOUNCEMENTS

Kevin Mayo said it would be the last hearing of the year and was kind of sad that two of the commissioners were not present. He thanked the Commission and said they were great to work with each year and he enjoyed working with the Planning Commission and shared it was his favorite part of his job. He

commented that they were the unsung heroes, similar to an HOA; they only get to hear the bad stuff and not when they are doing a great job. He thanked them for their contribution as it has been appreciated by staff. He wished them a safe holiday season and would see them next year, 2021!

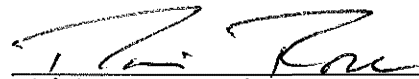
Chairman Heumann thanked all the staff and said that this year they have had a lot of new staff members such as Benjamin Cereceres. He said he appreciated all the work everyone does to make it a bit easier for them to get up there on the dais. He wished everyone a Happy Thanksgiving!

7. **CALENDAR**

Next regular meeting will be held on Wednesday, January 6, 2021, in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona

8. **ADJOURNMENT**

The regular meeting was adjourned at 5:51 p.m.



Rick Heumann, Chairman



Kevin Mayo, Secretary