

Meeting Minutes

Planning and Zoning Commission

Study Session

August 18, 2021 | 5:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Chairman Heumann at 5:00 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chairman David Rose
Commissioner Matt Eberle
Commissioner George Kimble
Commissioner Erick Morgan

Staff Attendance

David de la Torre, Planning Manager
Harley Mehlhorn, Junior Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Consent Agenda and Discussion

1. **August 4, 2021, Planning and Zoning Commission Meeting Minutes**
Study Session Minutes of Wednesday, August 4, 2021, and Regular Meeting Minutes of Wednesday, August 4, 2021.
2. **Use Permit Extension, PLH21-0037 Pro Edge Performance Training LLC**
Move Planning and Zoning Commission recommend approval of PLH21-0037 Pro Edge Performance Training LLC, a Use Permit Extension request for the continued operation of a personal training fitness business on a property zoned Planned Industrial District (I-1), located at 500 N. 56th Street and more generally located on the southwest corner of Galveston and 56th Streets, subject to the conditions as recommended by Planning staff.
3. **Use Permit, PLH21-0053 D'Vine Gourmet**
Move Planning and Zoning Commission recommend approval of PLH21-0053 D'Vine Gourmet, a Use Permit request for a Series 7 Beer and Wine Bar License to allow the sale of beer and wine for on-site tasting and off-site consumption, located at 72 S San Marcos

Place, approximately one quarter of a mile south of Chandler Boulevard on the west side of Arizona Avenue, subject to the conditions as recommended by Planning staff.

COMMISSIONER EBERLE asked if there are plans to change the layout of the store.

HARLEY MEHLHORN, JUNIOR PLANNER responded the Applicant will make minor changes to the layout for their equipment. He further stated the Applicant mentioned the idea of having an open kitchen with window for customers to watch delicacies being made.

VICE CHAIRMAN DAVID ROSE asked if there is going to be a seating area or bar.

CHAIRMAN RICK HEUMANN clarified the license is for wine tasting. He explained the kitchen is not a regular restaurant kitchen, it is used more for demonstrations or to make fudge and things like that.

COMMISSIONER EBERLE asked if the other location in Fulton Ranch is still open and recommended to visit as this additional location sounds like it will have the same layout and services.

VICE CHAIRMAN DAVID ROSE advised he is familiar with the other location and this is good use.

Calendar

The next regular meeting will be held on Wednesday, September 1, 2021, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:07 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman