

Meeting Minutes

Planning and Zoning Commission

Study Session

September 15, 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 Erik Morgan

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Lauren Schumann, Senior City Planner
Harley Mehlhorn, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Consent Agenda and Discussion

- September 1, 2021, Planning and Zoning Commission Meeting Minutes**
Move Planning and Zoning Commission approve Planning and Zoning Commission Study Session Minutes of Wednesday, September 1, 2021, and Regular Meeting Minutes of Wednesday, September 1, 2021.
- PLH20-0053 Chandler Airpark Area Plan Update**

LAUREN SCHUMANN, SENIOR CITY PLANNER presented details regarding the request for adopting an update to the Chandler Airpark Area Plan, clarifying recommended future land uses, establishing conceptual design guidelines, and adopting revisions to the Airport Conflicts Evaluation process, located within the area surrounding the Chandler Municipal Airport, bounded by Santan 202 Freeway, Gilbert Road, Ocotillo Road, and Arizona Avenue.

CHAIRMAN HEUMANN pointed out the presentation contained a lot of tilt on buildings. He understands there is a need for tilt for flex industrial and asked in the innovation zones is there anything preventing a bunch of tilt. He also asked if the zones would clarify the type of buildings that can go in.

LAUREN SCHUMANN, SENIOR CITY PLANNER stated the uses recommended will guide the type of development going in. She explained the Innovation District has some guidance within the design guidelines for a higher quality of design. She further stated it recommends the breaking of the planes, roof planes, and creating a campus like settings.

CHAIRMAN HEUMANN presented concerns regarding the three Design Review Committee meetings held over the last months. He stated the applicants are coming in with a lot of tilt and no design standards and he would like to make sure that is covered. He further stated the presentation had pictures of parking garages with a lot of solar. He asked is solar is going to be encouraged on some of these projects.

LAUREN SCHUMANN, SENIOR CITY PLANNER stated this is an opportunity to allow for sustainable uses and mentioned that the parking garage, adjacent to Sky Harbor Airport, is one of the largest solar panels with within the vicinity of an airport.

CHAIRMAN HEUMANN mentioned solar on parking garage gives another floor of covered parking. He stated as we talk about innovation, we should also be talking about climate change, and he would like to see this as part of the terms. He asked staff to explain the conflict scale and if there is written criteria. He presented concern regarding the conflict scale and the Airport Commission. He suggested there be written criteria to clarify the conflict levels.

LAUREN SCHUMANN, SENIOR CITY PLANNER stated it would be at the mercy of the Airport Commission Members. She explained discussions were held at Airport Commission regarding criteria and some situations were discussed. She further explained in a situation where you have 130 single family homes located a mile and a half away from the airport, under a flight paths would be a high conflict. She stated if the same location and distance away from the airport if there were 25 single family lots and the flights are at an altitude above 2000 square feet, would be a moderate or a high conflict.

CHAIRMAN HEUMANN stated we are not proposing any new residential, we are not taking industrial and make it into residential, so the concern is that it's very vague. He asked between now and City Council if it could be tightened up. He asked if Airport Commission would have to say on Preliminary Development Plans (PDPs).

LAUREN SCHUMANN, SENIOR CITY PLANNER responded Airport Commission will be reviewing Preliminary Development Plan Applications. She explained currently, Airport Commission is only to look at any development for its use is and if the use creates a conflict with current or future

operations. She further explained a few years ago Solid Cabinetry almost created a potential conflict with flights departing from the airport due to the location and height of the building. She further explained the PDPs they are going to review are for the site layout and building architecture. She stated the height is part of the airport conflict evaluation and there are notations as to things the Airport Commission could take into consideration, some examples are; building height, material used, water features, signage, and lighting.

CHAIRMAN HEUMANN is concerned that the City is adding another layer of bureaucracy to businesses in Chandler. He presented statements regarding Airport Commission reviewing issues that is statutory under the scope of Planning and Zoning Commission. He presented further concerns regarding businesses going through Airport Commission for design rather than land use and airport conflicts.

KEVIN MAYO, PLANNING ADMINISTRATOR stated he understands the concerns and explained there is a conflict evaluation lens for the Airport Commission to look through and they will be making decisions that are pilot centered. He explained the need for Airport Commission to review building design for height, glazing, and lighting to ensure hazards for pilots are not created. He further explained up lighting can mimic a runway at nighttime, glazing should have low reflectivity, and should not be angled in ways that it would not create an issue. He used the example of Arches Climbing Facility where the Airport Commission had concerns over the building height and glass, but they only had voice on the land use portion of the proposed project. He stated that is the reason staff brought in the PDP, but also gave Airport Commission direction for the review to be pilot centered, he explained it is not necessarily for unbridled architectural review and site design.

CHAIRMAN HEUMANN stated it is fine if Airport Commission wants to determine if there is too much glass or the buildings are too high because that is a conflict. He is concerned with the extra money the business community will have to pay to get something done, that should not be in Airport Commission's purview. He would like to make sure that doesn't happen.

KEVIN MAYO, PLANNING ADMINISTRATOR stated the Airport Commission's comment would simply be to use low reflectivity, because it could cause a problem for pilots. He explained some solar panels are actually highly reflective, therefore, they need to be reviewed, to make sure a problem is not caused inadvertently, it is not to change the design.

CHAIRMAN HEUMANN advised he would like to ensure the City is not putting the business community through the wringer. He explained other cities do this, where they have different groups review and the Applicant spends thousands on changing something, then the project gets to Planning Commission and they do not like it. He wanted to make it clear that we want the same goal.

COMMISSIONER EBERLE wanted to follow up on the no conflict versus low conflict. He stated he is surmising from Chairman Heumann's comments that there is no language around the no conflict versus low conflict designation.

LAUREN SCHUMANN, SENIOR CITY PLANNER explained at last week's at Airport Commission, there was an item on the agenda for an industrial complex building along Arizona Avenue. She further explained the Airport Commission Members had no conflict and they discussed why would they assigned a number 1, a low conflict, if there was actually no conflict.

CHAIRMAN HEUMANN asked what is the difference and what constitutes no conflict. He asked what is the difference between moderate and low conflict, he explained some examples could be, the buildings are too high or too close to the runway He would like to avoid a semantic issue with Airport Commission; therefore, they cannot designate a project high conflict if they do not like it.

KEVIN MAYO, PLANNING ADMINISTRATOR stated that the conflict evaluation process originally had nothing to do with Planning Commission. He explained the airport conflict evaluation is a path for the Airport Commission to have their voice heard. He further explained they are frustrated that the only options are yes or no and asked for some type of sliding scale and since the scale is at their request, they need to determine ultimately what does that mean and then when they write the conflict evaluation report that will carry what criteria constitutes that conflict. He further explained this is a process, outside of Planning Commission that will ultimately feed a memo that touches planning questions and ultimately goes to City Council.

CHAIRMAN HEUMANN presented statements regarding potential comments by Airport Commission and stated there should be criteria to prevent the designation of high conflict because they do not like the building. He liked the four conflict levels and understands if the project is too close to the runway or the buildings are too high.

KEVIN MAYO, PLANNING ADMINISTRATOR replied when a project comes through there will be a report that will notate the conflict, if there is no conflict that will be easy.

COMMISSIONER EBERLE clarified his question was more educational and not jurisdictional. He stated he wanted to be more educated on the process and lingo.

KEVIN MAYO, PLANNING ADMINISTRATOR responded that he would keep this in mind as we bring the first one through. He ensured staff will notate the criteria that Airport Commission used from their meeting.

3. PLH 21-0045 SanTan Brewing Company Inc

HARLEY MEHLHORN ASSOCIATE PLANNER presented details regarding the request for Use Permit and Entertainment Use Permit, PLH21-0045 SanTan Brewing Company Inc. for a patio expansion with a Series 7 Beer and Wine Bar License and to allow outdoor speakers and acoustic live entertainment, located at 495 E Warner Road, approximately half a mile east of Arizona Avenue on the south side of Warner Road.

4. Cancellation of the October 6, 2021, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission cancel October 6, 2021, Planning and Zoning Commission Hearing.

Calendar

The next regular meeting will be held on Wednesday, October 20, 2021, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:36 p.m.



Kevin Mayo, Secretary



Rick Heumann, Chairman