

# **Meeting Minutes**

## **Planning and Zoning Commission**

### **Regular Meeting**

August 18, 2021 | 5:30 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 5:30 p.m.

#### **Roll Call**

##### **Commission Attendance**

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

##### **Staff Attendance**

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

#### **Pledge of Allegiance**

The Pledge of Allegiance was led by Vice Chairman Rose.

#### **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.

Planning staff recommends approval of the Use Permit Extension, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits shall void the Use Permit and require new Use Permit application and approval.
2. The property shall be maintained in a clean and orderly manner.
3. All personal training and classes shall occur indoors only.
4. Any change of ownership or management of personal training operation shall require a new Use Permit application and approval.

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.

Planning staff recommends approval of the Use Permit Extension, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to any other location.
3. The site shall be maintained in a clean and orderly manner.
4. This Use Permit approval is solely for a Series 7 Beer and Wine Bar license.

## **Consent Agenda Motion and Vote**

Vice Chairman Rose moved to approve the Study Session and Regular Meeting Minutes of the August 4, 2021, Planning and Zoning Commission; Seconded by Commissioner Kimble.

Motion carried (4-0), Commissioner Morgan abstaining.

Commissioner Kimble moved to approve the Consent Agenda of the August 18, 2021, Regular Planning and Zoning Commission Meeting; Seconded by Commissioner Eberle.

Motion carried unanimously (5-0).

## **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 5:33 p.m.

  
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Kevin Mayo, Secretary  
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Rick Heumann, Chairman