

Meeting Minutes

Planning and Zoning Commission

Study Session

October 20, 2021 | 4:30 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 4:30 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chairman David Rose
Commissioner Matt Eberle
Commissioner George Kimble
Commissioner Sherri Koshiol

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Susan Fiala, Senior City Planner
Kristine Gay, Senior City Planner
Zachary Werdean, City Planner
Harley Mehlhorn, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk
Michelle Reeder, Clerk

Absent

Commissioner Erik Morgan

Consent Agenda and Discussion

1. September 15, 2021, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of September 15, 2021, and Regular Meeting of September 15, 2021.

CHAIRMAN HEUMANN advised the Planning and Zoning Minutes are now on the Consent Agenda and confirmed there are no corrections to the Minutes or questions regarding Item 1.

2. PLH21-0039/PLT21-0043 THE MARCO

KRISTINE GAY, SENIOR CITY PLANNER presented details regarding the request for rezoning from Single Family District (SF-8.5) to Planned Area Development (PAD) for medium density residential, Preliminary Development Plan for site layout and building design, and preliminary plat approval for 16 dwelling units on 1.35 acres located 250 feet south of Frye Road on the east side of Nebraska Street, and approximately one third of a mile west of the intersection of Frye Road and Arizona Avenue.

An Addendum Memo was presented to the Commission with an added Preliminary Development Plan (PDP) stipulation reflected under #8.

CHAIRMAN HEUMANN expressed his appreciation to the Applicant for working with Staff and the Commission as the project has come a long way. He stated the additional stipulation will improve the rear and elevations facing the outer property line. He further stated this is a great addition to the neighborhood and hopefully the start of infill in that area.

3. PLH21-0049 BARNES FAMILY SERVICES

SUSAN FIALA, SENIOR CITY PLANNER presented details regarding the request for a use permit time extension for the continued operation of a day treatment program for adults with special needs. The business is located at 2221 W. Pecos Rd, Suites 2 and 12, west of the southwest corner of Dobson and Pecos roads.

CHAIRMAN HEUMANN was glad there is no time stipulation on the use permit. He asked if ownership or use changed if they would be required to return to Planning and Zoning Commission.

SUSAN FIALA, SENIOR CITY PLANNER confirmed that is correct.

4. PLH21-0019 VODOO PERFORMANCE LLC

HARLEY MEHLHORN, ASSOCIATE PLANNER presented details regarding the request for use permit approval for an auto repair facility on property zoned General Industrial District (I-2). The property is located at 6509 W. Frye Road, Suite 1, generally located on the south side of Frye Road approximately ½ a mile west of Kyrene Road.

5. PLH21-0035 VERIZON PHO TWELVE OAKS

ZACHARY WERDEAN, CITY PLANNER presented details regarding the request for use permit approval to modify and relocate an existing wireless facility located at 360 S. Twelve Oaks Blvd., approximately half a mile south of Chandler Boulevard at the Rural Road alignment.

VICE CHAIRMAN ROSE thanked Staff for the presentation and asked if the Applicant is requesting to reduce the size of the existing flagpole and add a large tree to be used as the wireless facility. He asked how far the wireless facility will reach or if the services are exclusively for the school or neighborhood.

ZACHARY WERDEAN, CITY PLANNER responded those within the radius of the signal will benefit from the wireless facility.

VICE CHAIRMAN ROSE asked if the flagpole needed to be reduced due to causing interference with signal.

CHAIRMAN HEUMANN clarified the flagpole is the current wireless tower and is used by Verizon only. He stated the request is to change the wireless tower to a tree and have multiple users.

ZACHARY WERDEAN, CITY PLANNER presented images of the existing flagpole and the monopine proposed. He explained the two usual designs are the monopine and monopalm and the Applicant first proposed a monopalm but decided that a monopine would be a better match as the tree next to it is a pine tree.

COMMISSIONER EBERLE asked if the tower's location is in front of a building.

ZACHARY WERDEAN, CITY PLANNER confirmed the location is in front of a school building.

CHAIRMAN HEUMANN advised he is not against cell towers; however he is concerned with putting a monopine, that looks like a fake tree in front of a building. He explained the current cell tower looks appropriate in the front of the building because it appears to be a flagpole and not a cell tower. He presented further concerns regarding the placement of the monopine due to the size and the appearance. He stated there are monopines all over the City and they look fake and worse over time. He asked where else on the site can the monopine be placed and if there is an area in the back. He is more concerned with the neighborhood and aesthetics than the Applicant having to move equipment.

ZACHARY WERDEAN, CITY PLANNER stated Staff proposed the tower to be moved to the north, but the Applicant expressed concerns as they would like to keep the mechanical equipment where it exists. He mentioned the school was worried about children playing around the equipment, but he is uncertain as to that argument. He stated the Applicant is not present at this time and it is unknown if they are open to moving the tower.

CHAIRMAN HEUMANN explained he would like other placement for the tower other than the front of the building and mentioned he is not concerned with the equipment being moved as the facility is going from one user to three or four and it is a big money maker. He further explained

after time the tree will not look like the image in the presentation and it will look more like the tree wireless facilities around town. He asked Staff to speak to the Applicant regarding placement and stated he is not opposed to the use, just the location.

6. PLH21-0057 SIDELINES TAVERN & GRILL

ZACHARY WERDEAN, CITY PLANNER presented details regarding the request for entertainment use permit approval for live entertainment indoors and on an outdoor patio. The restaurant is located at 2980 S. Alma School Road, Unit 2, on the northwest corner of Alma School and Queen Creek roads.

CHAIRMAN HEUMANN stated he asked Staff for further information regarding the history of this item as there was opposition from the neighborhood in the past when he was on City Council. He mentioned the Applicant is great and business has been running for a few years, therefore he wanted the past information to be known to ensure there are no issues down the road. He is mildly concerned with bongos and the hours of operation during the week and asked Staff to speak with the Applicant.

COMMISSIONER KIMBLE asked if the neighbors they are referencing are the surrounding businesses.

CHAIRMAN HEUMANN clarified the opposition did not come from the businesses in the commercial center. He explained there was a noise corridor issue for the residences to the south in 2012, but since that time the area is more developed. He is not opposed to the use, but he wanted to bring awareness to the history. He mentioned concerns with the use of drums changing the noise level and the hours proposed.

DAVID DE LA TORRE, PLANNING MANAGER stated the Applicant was proposing 11:00 p.m. on Sunday but has agreed to limit the hours to no later than 10:00 p.m., he asked if the Commission would like them to further limit the hours on Sundays.

CHAIRMAN HEUMANN stated if the music is quiet and sound does not carry 10:00 p.m. is not a big deal. He further stated on a Sunday night people want to get ready for the work week and adding instruments like bongos can change the noise level. He mentioned the Applicant is great, but he is concerned as a lot of time was spent in 2012 working with the Applicant while he was on City Council.

7. Cancellation of the November 3, 2021, Planning and Zoning Commission Hearing Move Planning and Zoning Commission cancel November 3, 2021, Planning and Zoning Commission Hearing.

Calendar

The next regular meeting will be held on Wednesday, November 17, 2021, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:02 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman