

Meeting Minutes

Airport Commission

Study Session

March 9, 2022, | 6:30 p.m.
Chandler Airport Terminal
2380 S. Stinson Way, Chandler, AZ



Call to Order

The meeting was called to order by Chairman Hawley at 6:30 p.m.

Roll Call

Commission Attendance

Chairman Christopher Hawley
Vice Chairman Charles McCorkle
Commissioner David Sperling
Commissioner Alicia Kruse
Commissioner Robert Bozelli
Commissioner Chad Wakefield

Staff Attendance

Andy Bass, Deputy City Manager
Ryan Reeves, Airport Manager
Chris Andres, Airport Planner
Diana Alonzo, Management Assistant
Harley Mehlhorn, City Planner

Absent

Others in Attendance

Alex Hays, Attorney at Withey Morris PLC
Harley Mehlhorn, City Planner
Mark Klinger, Director of Architecture
Steven Smith, Chandler Air Service

Scheduled and Unscheduled Public Appearances

CHAIRMAN HAWLEY asked if there were any members of the public that would like to address the committee on any items not on the agenda.

None.

Action Agenda

1. Airport Conflict Evaluation- Andretti Indoor Karting and Games, Southwest Corner of Loop 202, and Cooper Road.

MR. MEHLHORN, a City Planner, gave a presentation on PLH21-0081 Andretti Indoor Karting and Games. The City is requesting Preliminary Development Plan approval for the site layout and building architecture for a tilt-up concrete building located approximately ½ mile north of the airport. The site is approximately 10.2 acres, a single tilt-up building of approximately 96,000 square feet. The maximum height of the building is 50 feet, and no water or solar panels are in the plans.

COMMISSIONER KRUSE asked how many stories 50 feet is.

MR. MEHLHORN responded that the building is a single-story building, the 50 feet is an architectural projection.

The proposed materials are primarily stucco, metal accents and coping. No highly reflective materials will be used. The typical roof height is between 38 and 42 feet. A thin tower that will be utilized as decoration in the entrance will be 50 feet high. The proposed development does use downlighting located in recesses.

MR. ANDRES stated that staff evaluated this project for any potential conflicts. There is not a conflict with lighting based on the building's design. It does not resemble any airport facilities at night. Because the building is located on the far northern side near the freeway, there will be a lot of environmental lighting in the parking area that will help mute the building at night. There is no height issue, as 50-feet is well below any airspace protrusions. There is no solar at this time. If they were to consider in the future, they would have to come back. At this time staff finds "no conflict."

MR. MEHLHORN stated that this building is considered an entertainment building.

MR. ANDRES stated that there are no noise receptors.

COMMISSIONER KRUSE stated that she wanted to hear on the record that there will be no noise concerns, but also wondering how much noise will come from inside and outside the building.

MR. KLINGER responded that half of the building is indoor go karts, and you can hear the engine noise on the track. There will be gaming and a bar, so there will be noise.

CHAIRMAN HAWLEY asked if these were electric karts.

MR. KLINGER responded that they were.

CHAIRMAN HAWLEY asked if the noise created by them was artificial.

MR. KLINGER responded yes, the only noise you get from the karts is from the bumping into each other and the wheels squealing. The track is a three-level track made in Germany. The three tracks combined make about 1.2 miles in distance. The karts can go up to 38 mph.

COMMISSIONER WAKEFIELD asked what the general plan defined for employment.

MR. MEHLHORN responded that under employment there are various categories that are considered. Employment is considered industrial and residential; the Airpark Area Plan dictates what may grow outside.

COMMISSIONER WAKEFIELD asked the estimated number of jobs that will be produced.

MR. KLINGER responded that about 385-400 jobs will be produced.

VICE CHAIRMAN MCCORKLE asked if there were any proposals for aviation simulators.

MR. KLINGER RESPONDED no.

Calendar

The next Regular Airport Commission Meeting will be held immediately after the Study Session, in the Chandler Airport Terminal, 2380 S. Stinson Way.

Adjourn

The meeting was adjourned at 6:39 p.m.

Diana Alonzo, Secretary

Christopher Hawley, Chairman