

Meeting Minutes

Planning and Zoning Commission

Study Session

December 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
Commissioner Erik Morgan
Commissioner Sherri Koshiol
Commissioner Michael Quinn

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Susan Fiala, Senior City Planner
Zachary Werdean, City Planner
Benjamin Cereceres, City Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk
Michelle Reeder, Clerk

Absent

Vice Chairman Rose

Consent Agenda and Discussion

1. November 17, 2021, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of November 17, 2021, and Regular Meeting of November 17, 2021.

CHAIRMAN HEUMANN confirmed there were no corrections or changes to the minutes.

2. PLH21-0032/PLT21-0034 Arizona Avenue Commerce Center

SUSAN FIALA, SENIOR CITY PLANNER presented details regarding request for rezoning from Agricultural District (AG-1), Regional Commercial (C-3), and Planned Area Development (PAD) To PAD for Commercial, Office, Business Park, and Light Industrial Uses, Preliminary Development Plan for site layout and building architecture, and Preliminary Plat approval on approximately 15.1 Acres. The property is located approximately ¼ mile north of the northeast corner of Arizona Avenue and Germann Road.

SUSAN FIALA, SENIOR CITY PLANNER clarified the square footage on the Building A.

CHAIRMAN HEUMANN requested that the metal wraps around the northwest side the same way it does on the southwest side.

SUSAN FIALA, SENIOR CITY PLANNER responded, "most definitely."

CHAIRMAN HEUMANN pointed out that the drawings for the landscaping do not reflect the correct height for the date palms.

SUSAN FIALA, SENIOR CITY PLANNER responded that the drawings would be updated to reflect the proper landscaping dimensions.

COMMISSIONER KOSHIOL asked staff to clarify the location of the entrance on the presentation. She thanked the staff for doing a great job with the pleasing elevations.

3. PLH21-0035 Verizon Pho Twelve Oaks

ZACHARY WERDEAN, CITY PLANNER presented details regarding the request 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.

CHAIRMAN HEUMANN thanked the Applicant for working with the Staff to make the appearance more pleasing and for adding the three date palms around the tower.

4. PLH21-0067 Improvmania Entertainment

BEN CERECERES, CITY PLANNER presented details regarding request to Use Permit Approval for a Series 7 Beer And Wine Bar License along with an Entertainment Use Permit for acoustic and amplified live bands, DJ, and speakers with background music indoors and on an outdoor patio.

The business is located at 51 E. Boston Street, generally located east of the southeast corner of Arizona Avenue and Boston Street.

CHAIRMAN HEUMANN asked if there was a time stipulation.

BEN CERECERES, CITY PLANNER replied there is not a time stipulation.

CHAIRMAN HEUMANN stated not having a time stipulation is appropriate due to the fact that there is no nearby residential area.

5. Cancellation of the January 5, 2022, Planning and Zoning Commission Meeting

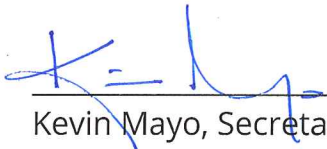
Due to management of cases, Planning Staff is recommending cancellation of the January 5, 2022, Planning and Zoning Commission Hearing.

Calendar

The next regular meeting will be held on Wednesday, January 19, 2022, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:24 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman