

Meeting Minutes

Planning and Zoning Commission

Study Session

June 15, 2022 | 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
Commissioner Jeff Velasquez

Staff Attendance

Derek Horn, Director of Development Services
Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Lauren Schumann, Principal Planner
Harley Mehlhorn, City Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Absent

Vice Chairman David Rose
Commissioner Kyle Barichello

Scheduled/Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda and Discussion

1. June 1, 2022 Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of June 1, 2022, and Regular Meeting of June 1, 2022.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission regarding this item.

2. PLH22-0017 ANDY'S FROZEN CUSTARD

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding the request for Preliminary Development Plan approval for site layout and building architecture for a new drive-thru restaurant. The approximate one-acre site is located south of the southeast corner of McQueen Road and Chandler Boulevard.

An Addendum Memo was presented to the Commission as the monument sign along McQueen Road was revised after the posting of the memo.

COMMISSIONER VELASQUEZ asked Staff to present the elevation page and asked if the horizontal elements and "drive thru" text is neon.

LAUREN SCHUMANN, PRINCIPAL PLANNER replied, that is correct and explained most of the wall mounted signage and the "drive thru" text is plastic with neon on top of it. She further explained there will be neon outlining the "drive thru" text, arrows, the banding on the tower feature, and the banding on the awning over the serving area.

CHAIRMAN HEUMANN thanked the Applicant and Staff for coming up with something creative for Chandler. He mentioned he liked the 300-foot separation for signage, and he rather see that than banners. He asked if the "drive thru" sign was on all four corners of the building.

LAUREN SCHUMANN, PRINCIPAL PLANNER presented an image of the proposed signage and stated the monument signs will be along the street and the one wrapping the corner has the same drive thru sign on the canopy. She further stated the signs on the sides are magnetic to be switched out for seasonal menu items and they will have lights that shines down.

CHAIRMAN HEUMANN clarified he was asking about the banding and signs on the building. He asked if the "drive thru" sign will be on three sides of the building facing north, west, and south.

LAUREN SCHUMANN, PRINCIPAL PLANNER responded, yes, the "drive thru" signs would be on three sides of the structure facing north, west, and south.

CHAIRMAN HEUMANN pointed out there is 120-foot queuing for the drive through and asked if so many signs where necessary as it is obvious where the drive through is.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated she speak with the Applicant regarding the possibility of reducing it.

CHAIRMAN HEUMANN stated the number of signs is taking away from the building and they are not necessary since the location of the drive through is obvious.

COMMISSIONER QUINN disagreed and explained the Commission is, at some level, dictating architecture and the Applicant only has a few elements where they can capture a 1950's vibe. He stated the additional signs are less about the drive through around the corner and more about creating a feel for the 50's.

CHAIRMAN HEUMANN stated there is enough to show the 1950s with the signage and other elements around the building. He mentioned all the "drive thru" signs throw him off.

3. Cancellation of the July 6, 2022, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission cancel July 6, 2022, Planning and Zoning Commission Hearing.

Briefing

4. PLH22-0025 SOUTH VILLAGE CONSERVATION DISTRICT

HARLEY MEHLHORN, CITY PLANNER presented details regarding the request to establish a Historic Conservation District in the area generally bounded by Arizona Avenue, Folley Street, Pecos Road, and Delaware Street. The purpose of the conservation district is to document and honor the heritage and history of the district and its residents, as well as, to encourage the preservation of remaining historic structures within the district. He stated the presentation will begin with a brief introduction of the historic preservation program, then information on the proposed Southside Village Conservation District, and closing with future historic preservation opportunities. He further stated in fall of 2020, the City Council adopted ordinance number 4936 creating the Historic Preservation Program, the Historic Preservation Commission, and the position of Historic Preservation Officer; thus, allowing landowners to recognize and protect historic resources within the bounds of the city of Chandler. He further explained, the purpose of historic preservation is to preserve architectural resources, to celebrate Chandler's collective past, to encourage neighborhood preservation, and to discourage demolition of historic resources. He stated Chandler has a tiered approach to historic preservation which allows for flexibility when designating and recognizing historic resources and districts. He further stated a Heritage Site is a site where there is a little to no remaining historical context, but is somewhere something important to Chandler once happened; an example is La Hacienda or Chandler Heights Citrus Camp both are Frank Lloyd Wright sites where there are no physical manifestations of the sites exists today, but there is an opportunity to recognize that something was there in the past. He further stated a Conservation District is a step up from that as it recognizes that something important happened there in the past and there is remaining context on site. He stated a Conservation District recognizes and encourage the preservation of the remaining resources; an

example of this would be the historic company town of Goodyear and another is Southside Village. He explained, Historic Preservation District is one of the two zoning overlays, and it disallows for modifications to the exterior facade of the buildings that are street facing that would diminish the historical context of the designated contributing structure; an example is the Silk Stocking Neighborhood featuring midcentury homes. He stated the second zoning overlay is the Landmark District or the Landmark Designation, he further stated this is the pinnacle of our historic preservation program as it recognizes a site of special significance to the history of Chandler; an example is the San Marcos Resort. He explained Southside Village Conservation District will have a public hearing before the Historic Preservation Commission at the end of June. He stated as this is a recognition district, it will not be an item before the Planning and Zoning Commission. He presented images of the proposed district's boundaries and structures from the 1920's that are still present today. He noted significant residents Zora Folley and former Mayor Coy Payne and the momentous role the community's churches have had for more than fifty years. He stated Southside Village was somewhat of a self-contained community as it had stores, restaurants, and a roller rink, he reminded the Commission that many of these good and services were not available to the people of Southside outside the boundaries of their neighborhood. He presented historic photos and stories shared by the families people who once lived and some who still live in the neighborhood and stated it was a privileged to hear such amazing stories over the past year. He further stated the benefits of a conservation district is to recognize the history and heritage of an area and to encourage preservation of remaining context. He explained, it allows for physical markers of important places, like signs, pylons, and plaques. He stated although it is not required step, becoming a conservation district is a good first step because it gets the community accustomed to the process and talking about what it means to be a historic community. He finished the presentation with images of possible future historic preservation opportunities in Chandler.

CHAIRMAN HEUMANN stated this is an intriguing area and pointed out the past cultural division. He asked if the north and south sides of the community collaborated on this and if they are excited for the designation.

HARLEY MEHLHORN, CITY PLANNER responded there was input from both sides of the community and currently the community is more cohesive.

CHAIRMAN HEUMANN mentioned this is conservation district is very cool and pointed out Zora Folley who was a famous boxer and Coy Payne our former mayor was from this area.

COMMISSIONER MORGAN asked what is Planning and Zoning Commission's role and what kind of actions will the Commission be helping with.

HARLEY MEHLHORN, CITY PLANNER replied, the Commission's role is to review zoning overlays. He explained the two designations under the purview of this Commission are the historic preservation district and then the landmark designation. He further explained the Commission

would review both like any other zoning for appropriateness and compatibility, as much as one can with historic overlay.

CHAIRMAN HEUMANN asked if Silk Stocking is national historic district.

HARLEY MEHLHORN, CITY PLANNER responded yes.

CHAIRMAN HEUMANN mentioned he remembered that going through years ago and a lot of the neighbors working hard to get that done.

Member Comments/Announcements

None.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, July 20, 2022, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 5:26 p.m.



Kevin Mayo, Secretary



Rick Heumann, Chairman