

Meeting Minutes

Planning and Zoning Commission

Study Session

September 7, 2022 | 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 Erik Morgan
Commissioner Sherri Koshiol
Commissioner Michael Quinn
Commissioner Jeff Velasquez
Commissioner Kyle Barichello

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Lauren Schumann, Senior City Planner
Alisa Petterson, Senior City Planner
Ben Cereceres, City Planner
Harley Mehlhorn, City Planner
Davis Robinson, Plans Examiner
Darsy Omer, Associate Planner
Tulili Tuiteleleapaga – Howard, Planning Intern
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

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. July 20, 2022, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of July 20, 2022, and Regular Meeting of July 20, 2022.

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

2. PLH21-0088/PLT21-0059 EARNHARDT RANCH

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding the rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for single-family residential, Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for a 100-lot single-family subdivision on approximately 37.26 acres located at the northeast corner of McQueen Road and Hunt Highway.

An Addendum Memo was presented to the Commission, staff received letters of support for the project and a web submission of opposition, after the posting of the memo.

CHAIRMAN HEUMANN thanked staff and stated the Applicant did an amazing job. He pointed out, some of the housing product has four-sided architecture and some do not and asked that a stipulation be added to enhance the blank walls. He stated, we do not over stack two story houses on arterial streets and asked that a stipulation be added to ensure that only a portion be two story. He presented concerns regarding landscaping as the trees species selected are associated with high maintenance costs, which can be a burden on the HOA. He reviewed the opposition letters with the request to leave the area vacant. He stated the project will be a nice addition to South Chandler.

LAUREN SCHUMANN, PRINCIPAL PLANNER asked if the Commission would like to go through each of the elevations.

CHAIRMAN HEUMANN thanked staff and stated it is not necessary at this time.

3. PLH21-0089 MCQUEEN LIVE WORK

Request rezoning from Planned Area Development (PAD) for Neighborhood Commercial (C-1) uses to PAD for C-1 uses and motor vehicle repairs and Preliminary Development Plan for site layout and building architecture for an automotive repair shop on an approximate 1-acre site, generally located at the northeast corner of Riggs and Gilbert roads.

Move Planning and Zoning Commission continue Rezoning and Preliminary Development Plan PLH21-0089, McQueen Live Work to the October 19, 2022, Planning and Zoning Commission hearing, as requested by the applicant.

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

4. PLH21-0095 BRAKE MASTERS AT MESQUITE GROVE

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details request rezoning from Planned Area Development (PAD) for Neighborhood Commercial (C-1) uses to PAD for C-1 uses and motor vehicle repairs and Preliminary Development Plan for site layout and building architecture for an automotive repair shop on an approximate 1-acre site, generally located at the northeast corner of Riggs and Gilbert roads.

COMMISSIONER KOSHIOL asked staff to present the site plan and asked would there be a driveway connection to the Discount Tire or McDonald's and will there be a driveway connection to the open pad area.

LAUREN SCHUMANN, PRINCIPAL PLANNER replied, yes, as part of this development, they will be required to connect the drives. She explained they will be connection along the north and along the south to the McDonald's.

COMMISSIONER VELASQUEZ mentioned the Desert Museum Palo Verde is a shallow rooted tree that we typically see blowing over and suggested the Applicant work with staff in finding an alternate tree.

COMMISSIONER MORGAN mentioned residents do not always answer the door for strangers and asked when the Applicant contacted the nearby neighborhood if they left a pamphlet to those who did not answer.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated some people did open the door and through the process of a neighborhood notification, a letter was sent with the Applicant's and staff's information. She further explained public notice of the hearing dates are advertised in the new paper and sent to residents in postcard form for those who live within a specified boundary. She pointed out, there were two separate notifications in addition to the door knocking.

COMMISSIONER BARICHELLO pointed out the four-foot spacing between the two buildings, the existing mini storage, and Brake Masters site. He presented concerns regarding safety and graffiti in those areas.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated she talked to the Applicant about the Commissioner's concerns and the Applicant is looking into some sort of viewable material that is not climbable.

CHAIRMAN HEUMANN suggested a gate that is not climbable, if possible, and confirmed there were no further questions or comments from the Commission regarding this item.

5. PLH22-0029 GB INVESTMENTS

BEN CERECERES, CITY PLANNER presented details request rezoning from Planned Area Development (PAD) for commercial uses to Planned Industrial District (I-1) on an approximate 0.8-acre site, located at the southwest corner of Chandler Blvd. and 56TH Street.

CHAIRMAN HEUMANN asked if this will come back before the Planning and Zoning Commission as a Preliminary Development Plan case.

BEN CERECERES, CITY PLANNER responded, if approved this will be rezoned to I-1. He explained, when a development goes in, if it meets development standards, then it can be processed through an administrative design review, subject to all department standards being met.

6. PLH22-0038 PICKLEBALL KINGDOM

DARSY OMER, ASSOCIATE PLANNER presented details regarding a request for Use Permit approval for a Series 7 Beer and Wine Bar license. The proposed business is located at 4950 W. Ray Road, generally located at the northeast corner of Ray and Rural Road.

HARLEY MEHLHORN, CITY PLANNER introduced Associate Planner, Darsy Omer, to the Planning and Zoning Commission as this is her first case to be presented before the Commission.

CHAIRMAN HEUMANN welcomed the new staff member and confirmed there were no questions or comments from the Commission regarding this item.

7. PLH22-0041 DOGTOPIA – USE PERMIT EXTENSION

DAVID DE LA TORRE, PLANNING MANAGER presented details regarding request for Use Permit time extension for the continued operation of an outdoor dog play area. The business is located at 4901 S. Arizona Ave., Suite 7, at the northeast corner of Arizona Avenue and Chandler Heights Road.

COMMISSION BARICHELLO advised he is in favor of the extension of more than just one year, as the Applicant has proven through multiple one year use permits in the past. He further stated he is in favor of a four-year extension.

CHAIRMAN HEUMANN stated it is a well-managed operation and it is a hoot to watch the parents pick up the dogs. He further stated he liked the addition of stipulation number eight as the current owners are great, but you do not know what will happen if they sell the business.

8. PLT22-0020 Woodspring Suites and Everhome Suites

HARLEY MEHLHORN, CITY PLANNER presented details regarding a request for Preliminary Plat, located west of the northwest corner of Willis and Price Roads.

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

9. Cancellation of the September 21, 2022, and October 5, 2022, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission cancel September 21, 2022, and October 5, 2022, Planning and Zoning Commission Hearing.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, October 19, 2022, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:09 p.m.

Handwritten signature of Kevin Mayo in black ink.

Kevin Mayo, Secretary

Handwritten signature of Rick Heumann in black ink.

Rick Heumann, Chairman