

Planning and Zoning Commission Regular Meeting

January 19, 2022 | 5:30 p.m.

Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Commission Members

Chair Rick Heumann
Vice Chair David Rose
Commissioner Erik Morgan
Commissioner Sherri Koshiol
Commissioner Mike Quinn
Commissioner Jeffery Velasquez

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a REGULAR MEETING open to the public on Wednesday, January 19, 2022, at 5:30 p.m., at City Council Chambers, 88 E. Chicago Street, Chandler, AZ. One or more members of the Commission may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Planning and Zoning Commission

Regular Meeting Agenda - January 19, 2022

Call to Order/Roll Call

Pledge of Allegiance

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

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the Board or Commission, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

1. **December 15, 2021, Planning and Zoning Commission Meeting Minutes**
Approved, Commissioner Rose and Commissioner Velasquez abstained
Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of December 15, 2021, and Regular Meeting of December 15, 2021.
2. **Preliminary Development Plan, PLH21-0071 Kerry's Car Care, located on 1.1-acre site, generally located south of the southeast corner of Cooper and Pecos Roads**
Continued to March 2, 2022 Planning and Zoning Commission Hearing
Move Planning and Zoning Commission continue Preliminary Development Plan PLH21-0071, Kerry's Car Care to the March 2, 2022 Planning and Zoning Commission hearing, as requested by the applicant.
3. **Preliminary Development Plan, PLH21-0028 Gold Medal Gym, 455 E. Warner Road, generally located east of the southeast corner of Warner Road and Arizona Avenue**
Approved
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH21-0028 Gold Medal Gym increasing the maximum size permitted for exterior wall signs, subject to the conditions as recommended by Planning staff.
4. **Preliminary Development Plan and Preliminary Plat, PLH21-0058/PLT21-0054 Germann & Hamilton Industrial Park, located at the northeast corner of Germann Road and Hamilton Street** **Approved**

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH21-0058 Germann & Hamilton Industrial Park for site layout and building architecture for three flex industrial buildings on approximately 16.3 acres, subject to the conditions as recommended by Planning staff.

Move Planning and Zoning Commission recommend approval of Preliminary Plat PLT21-0054 Germann & Hamilton Industrial Park, subject to the condition as recommended by Planning staff.

5. **Use Permit, PLH21-0068 Sonrise Faith Community Church, 800 W Galveston Street, generally located east of the northeast corner of Galveston Street and Alma School Road **Approved****

Move Planning and Zoning Commission recommend approval of Use Permit PLH21-0068 Sonrise Faith Community Church to continue the utilization of an existing modular classroom building, subject to the conditions as recommended by Planning staff.

6. **Use Permit, PLH21-0092 Celoni Hospitality DBA Recreo, located at 28 S. San Marcos Place, generally located ¼ mile south of the southwest corner of Arizona Avenue and Chandler Boulevard **Approved with a modified stipulation****

Move Planning and Zoning Commission recommend approval of Use Permit case PLH21-0092 Celoni Hospitality DBA Recreo to allow live entertainment and speakers inside and on an outdoor patio, subject to the conditions as recommended by Planning staff.

7. **Entertainment Use Permit, PLH21-0087 The Forum, located at 2301 S. Stearman Drive, generally located west of the northwest corner of Gilbert Road and Insight Way **Approved with a modified stipulation****

Move Planning and Zoning Commission recommend approval of PLH21-0087 The Forum Use Permit expansion of premises for a Series 6 Bar license and an Entertainment Use Permit for live music inside and on an outdoor patio located at 2301 S. Stearman Drive, subject to the conditions as recommended by Planning staff.

8. **Cancellation of the February 2, 2022, Planning and Zoning Commission Hearing **Approved****

Move Planning and Zoning Commission cancel February 2, 2022, Planning and Zoning Commission Hearing.

Calendar

9. The next regular meeting will be held on Wednesday, February 16, 2022, in the City of Chandler Council Chambers, 88 East Chicago Street.

Adjourn