

Meeting Minutes

Planning and Zoning Commission

Study Session

January 19, 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 Michael Quinn
Commissioner Jeffery Velasquez

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Lauren Schumann, Senior City Planner
Josh Woody, Planning Intern
Thomas Allen, Assistant City Attorney
Michelle Reeder, Clerk

Absent Commissioner Sherri Koshiol

Consent Agenda and Discussion

1. December 15, 2021, Planning and Zoning Commission Meeting Minutes

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.

CHAIRMAN HEUMANN asked the Commission Members if there were any additions, corrections or comments on the Planning and Zoning Minutes of December 15, 2021.

VICE CHAIR ROSE mentioned he will abstain from the vote as he was not present for the meeting.

2. PLH21-0071 KERRY'S CAR CARE

DAVID DE LA TORRE, PLANNING MANAGER confirmed that this item is requested to be continued to the March 2nd 2022, Planning and Zoning Commission Hearing.

3. PLH21-0028 GOLD MEDAL GYM

DAVID DE LA TORRE, PLANNING MANAGER presented details regarding the request for Preliminary Development Plan amendment to increase the allowable sign area. The site is located at 455 E. Warner Rd., generally located east of the southeast corner of Arizona Avenue & Warner Roadside of Nebraska Street, and approximately one third of a mile west of the intersection of Frye Road and Arizona Avenue.

CHAIRMAN HEUMANN asked if the Applicant has a plan for parking, as they are not meeting the need for the site. He stated now that they expanded and SanTan has their facility next door parking is a nightmare.

DAVID DE LA TORRE, PLANNING MANAGER stated the Applicant has been working with Staff on creating a parking plan to mitigate the issue. He explained Applicant is having their staff park in the back and they intend on stagger class times, therefore not everyone comes at the same time. He further stated the Applicant is also proposing a route for parents to drop off their children, so it does not complete with traffic.

CHAIRMAN HEUMANN stated that would be great and explained he went one night, and it was nearly impossible to park. He mentioned with SanTan expanding and having events, it is not fair for them and other sites.

4. PLH21-0058/PLT21-0054 GERMAN & HAMILTON INDUSTRIAL PARK

LAUREN SCHUMANN, SENIOR CITY PLANNER presented details regarding the request for Preliminary Development Plan (PDP) for site layout and building architecture for three flex industrial buildings on approximately 18.3 acres located at the northeast corner of Germann Road and Hamilton Street.

COMMISSIONER VELASQUEZ thanked Staff for the presentation and stated it is nice to see something go into that county space as it has been an eyesore for so many years. He asked if the entry sign from the Germann frontage was internally illuminated or up lit.

LAUREN SCHUMANN, SENIOR CITY PLANNER stated Airport Staff was concerned with up lighting, therefore the sign is internally illuminated due to its location and proximity to the airport.

COMMISSIONER VELASQUEZ stated the landscape is well put together. He mentioned the desert museums are shallow rooted plants and thornless paloverdes are nitpicky and both plants you see get uprooted and blown everywhere during the monsoons.

CHAIRMAN HEUMANN stated it is a pleasure to have a decent architectural plan the first time, as the Commission has seen several projects from the builder go to Design Review Committee. He thanked the Applicant and gave them kudos for their work.

5. PLH21-0068 SONRISE FAITH COMMUNITY CHURCH

DAVID DE LA TORRE, PLANNING MANAGER presented details regarding the request for Use Permit extension to continue the utilization of an existing modular classroom building. The site is located at 800 W. Galveston St., generally located east of the northeast corner of Galveston Street & Alma School Road.

CHAIRMAN HEUMANN asked if landscaping on the site was up to Chandler City Code.

DAVID DE LA TORRE, PLANNING MANAGER confirmed the Applicant's landscaping is up to City Code.

COMMISSIONER MORGAN stated that it looks nice and asked if the Commission typically gives the opportunity to waive the time condition.

CHAIRMAN HEUMANN stated this is a unique site where the modular building is built in and looks like a school building. He explained there are other places where the Commission has not allowed these permits to be extended due to their nature of standing out and looking temporary. He stated in terms of conditions, its case by case.

6. PLH21-0092 CELONI HOSPITALITY LLC DBA RECREO

DAVID DE LA TORRE, PLANNING MANAGER presented details regarding the request for Entertainment Use Permit approval to allow live entertainment and speakers inside and on an outdoor patio. The site is located at 28 S. San Marcos Place, generally located ¼ mile south of the southwest corner of Arizona Avenue and Chandler Boulevard.

CHAIRMAN HEUMANN stated he spoke to Staff earlier regarding his concerns with the start time as there is no reason to have music at 7:00 a.m. He explained the site is within a quarter mile of houses and a new apartment complex that is going in. He asked staff to change the hours on Saturday and Sunday to start at 10:00 a.m.

DAVID DE LA TORRE, PLANNING MANAGER stated Stipulation #3 specifies the hours where live entertainment is permitted, and it can be modified for the start time to be at 10:00 a.m.

VICE CHAIR ROSE commented the Applicant is doing a lot of work and it is going to be amazing, he is excited to see that spot open again.

7. PLH21-0087 THE FORUM

SUSAN FIALA, SENIOR CITY PLANNER presented details regarding the request for 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. The site is located at 2301 S. Stearman Dr., generally located north of the northeast corner of Stearman Drive & Insight Way.

CHAIRMAN HEUMANN asked Staff to clarify where the stage was on the map.

SUSAN FIALA, SENIOR CITY PLANNER presented the corresponding slide with the stage and mentioned the stage is under an Administrative Design Review, which was approved.

COMMISSIONER MORGAN pointed out the stage is on the northeast corner on the closest side to the houses. He asked if there was a reason some kind of buffer was not created, or a different location was used for the stage.

SUSAN FIALA, SENIOR CITY PLANNER asked Commissioner Morgan to clarify what he meant by type of buffer.

COMMISSIONER MORGAN explained a noise barrier or something to help break up the sound for the nearby neighborhood.

SUSAN FIALA, SENIOR CITY PLANNER asked if by sound barrier, the Commission was asking about a physical element or hardscape.

COMMISSIONER MORGAN stated he was curious about the location of the actual stage and why that spot was chosen instead of a location further west and away from the neighborhood.

CHAIRMAN HEUMANN asked Staff to present the image of the aerial site.

SUSAN FIALA, SENIOR CITY PLANNER presented the aerial to the Commission and explained the location for the stage is the only location that is not encumbered by patio.

CHAIRMAN HEUMANN asked if anything has been approved or planned in front of it on Gilbert Road.

SUSAN FIALA, SENIOR CITY PLANNER stated that Arches was approved, but no permit applications have been filed at the City at this time. She further stated there should be several buildings as part of the overall development in watermark.

CHAIRMAN HEUMANN pointed out that would help mitigate the sound.

COMMISSIONER VELASQUEZ asked if the stage was for acoustic music only.

CHAIRMAN HEUMANN asked staff to get clarification regarding the use of the stage for acoustic music and how you can have acoustic music with a band. He also asked for the start time to be changed to 10:00 a.m., as there are neighbors 900 feet away and they do not need to be woken up on a Saturday morning by a band.

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

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

Calendar

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

Informational Items

Adjourn

The meeting was adjourned at 5:05 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman