

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

January 19, 2022 | 5:30 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 5:30 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

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Morgan.

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.

2. PLH21-0071 KERRY'S CAR CARE

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. PLH21-0028 GOLD MEDAL GYM

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.

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. The wall mounted signage for Building Seven shall be in substantial conformance with the Development Booklet, entitled "PLH21-0028 Gold Medal Gym" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0028, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

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

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.

Planning Staff recommends Planning and Zoning Commission move to recommend approval of Preliminary Plat PLT21-0054 Germann & Hamilton Industrial Park, subject to the following conditions:

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Germann & Hamilton Industrial Park" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0058, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. Compliance with original conditions adopted by the City Council as Ordinance No. 3229 in case DVR00-0028 Germann Commerce Center, except as modified by condition herein.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
5. Signage shall follow all applicable criteria of the City of Chandler Sign Code, unless noted within the Development Booklet.
6. Fifty percent of the trees planted along the arterial streets shall be a minimum of 36-inch box and 12-feet in height at the time of planting.
7. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed buildings.
8. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
9. A minimum of one electric vehicle charging station shall be provided at each building.

Preliminary Plat

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Plat, subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

5. PLH21-0068 SONRISE FAITH COMMUNITY CHURCH

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.

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits for the modular building (site plan and narrative) shall void the Use Permit and require re-application to and approval by the City of Chandler.
2. The modular building and overall site shall be maintained in a clean and orderly manner.
3. All landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. This Use Permit does not include a specified timing condition. This includes relief of the one (1) year timing condition specified in City Code section 35-305.1.D

6. PLH21-0092 CELONI HOSPITALITY LLC DBA RECREO

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.

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Entertainment Use Permit and require new Entertainment Use Permit application and approval.
2. The site shall be maintained in a clean and orderly manner.

Note: Stipulation No. 3 was modified due to discussions held during the Study Session of Planning and Zoning Commission this date:

3. The hours of live entertainment shall be limited to: Monday - Thursday 10AM to 10PM, Friday 10AM to 2AM, Saturday 10AM to 2AM, and Sunday 10AM to 10PM
4. Entertainment Uses shall be controlled so as to not unreasonably disturb area residents.
5. The establishment shall provide a contact phone number for a responsible person (i.e. bar owner and/or manager) to any interested neighbors or property owners to resolve noise complaints quickly and directly.
6. The Entertainment Use Permit shall remain in effect for two (2) years from the date of City Council approval. Continuation of the Entertainment Use Permit beyond the expiration date shall require re-application and approval by the City Council.

CHAIRMAN HEUMANN asked Staff to read aloud the modified Stipulation reflected under Stipulation No. 3.

DAVID DE LA TORRE, PLANNING MANAGER read aloud modified Stipulation No. 3.

7. PLH21-0087 THE FORUM

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.

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit and Entertainment Use Permit, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require a new Use Permit application and approval.
2. The Use Permit is non-transferable to any other location.
3. This Use Permit approval is solely for a Series 6 Bar license.
4. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Entertainment Use Permit and require a new Entertainment Use Permit application and approval.
5. The Entertainment Use Permit is non-transferable to any other location.
6. The site shall be maintained in a clean and orderly manner.
7. No noise shall be emitted from external speakers or live entertainment in such a manner that exceeds the general level of noise by uses outside the premises of the business and disturbs adjacent businesses and residential areas.
8. Music shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured at the commercial property line.
9. The establishment shall provide a contact phone number for a responsible person (i.e. bar owner and/or manager) to any interested neighbors or property owners to resolve complaints quickly and directly.

Note: Stipulation No. 10 was modified due to discussions held during the Study Session of Planning and Zoning Commission this date:

10. Amplified live music and entertainment on the patio may occur from 10 a.m. to 10 p.m. Sunday through Thursday and from 10 a.m. to 11 p.m. Friday and Saturday. Non-amplified live music and entertainment on the patio may occur from 8 a.m. to 10 p.m. Sunday through Thursday and from 8 a.m. to 11 p.m. Friday and Saturday.
11. The Entertainment Use Permit shall remain in effect for two (2) years from the date of Council approval. Continuation of the Entertainment Use Permit beyond the expiration date shall require reapplication to and approval by the City of Chandler.
12. The Use Permit does not override any State liquor licensing requirements. The applicant must comply with all regulations that pertain to the liquor license.

CHAIRMAN HEUMANN asked Staff to read aloud the modified Stipulation reflected under Stipulation #10.

THOMAS ALLEN, ASSISTANT CITY ATTORNEY asked Staff to identify the Stipulation number that had been modified.

SUSAN FIALA, SENIOR CITY PLANNER read aloud the modified Stipulation and clarified that the modified Stipulation was #10.

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.

Consent Agenda Motion and Vote

Vice Chairman Rose moved to approve the Consent Agenda of the January 19, 2022, Regular Planning and Zoning Commission Meeting, with recommendations by Staff and modified Stipulations on Consent Agenda Item #6 and #7; Seconded by Commissioner Morgan.

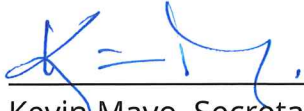
Motion carried unanimously, Vice Chair Rose and Commissioner Velasquez abstain from Consent Agenda No. 1.

Calendar

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

Adjourn

The meeting was adjourned at 5:33 p.m.

A handwritten signature in blue ink, appearing to read 'K. Mayo', is positioned above a horizontal line.

Kevin Mayo, Secretary

Rick Heumann, Chairman