

Meeting Minutes

Planning and Zoning Commission

Study Session

March 2, 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
Vice Chairman David Rose
Commissioner Erik Morgan
Commissioner Sherri Koshiol
Commissioner Michael Quinn
Commissioner Jeff Velasquez

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Lauren Schumann, Senior City Planner
Kristine Gay, Senior City Planner
Ben Cereceres, City Planner
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. January 19, 2022, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of January 19, 2022, and Regular Meeting of January 19, 2022.

2. PLH21-0050/PLT21-0033 MAGNOLIA

LAUREN SCHUMANN, SENIOR CITY PLANNER presented details regarding the request for rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential, Preliminary Development Plan approval for subdivision layout, and Preliminary Plat approval for a 93-lot single-family subdivision on approximately 36.2 acres. The subject site is located east of the northeast corner of Riggs and Cooper roads.

COMMISSIONER VELASQUEZ asked if there is a plan for a traffic signal at the entry on Riggs Road. He pointed out it looks like the only entrance into the subdivision.

LAUREN SCHUMANN, SENIOR CITY PLANNER responded that the entry is too close to the intersection of Cooper and Riggs for there to be a traffic signal. She explained, the City generally requires a half mile for a full signal, but drivers will have full movement at that location and be able to head east and west.

CHAIRMAN HEUMANN asked if Riggs Road had a raised median.

LAUREN SCHUMANN, SENIOR CITY PLANNER responded yes, there currently is a landscaped raised median and the Applicant is working with the City's traffic engineer to get the location of where they could get full access.

CHAIRMAN HEUMANN stated, 36-inch box landscaping is included in the Stipulations, but it does not mention tree height of 12-feet upon planting. He asked Staff to add 12-feet upon planting in the Stipulations.

3. PLH21-0052 BANK OF AMERICA – WIND PROJECT

DAVID DE LA TORRE, PLANNING MANAGER presented details regarding the request for Preliminary Development Plan approval to allow the installation of compact wind turbines on a parking garage without screening from view as required by the Zoning Code. The subject site is located at 2595 W Chandler Boulevard, generally located ½ mile east of the southeast corner of Chandler Boulevard and the 101 Price Freeway.

CHAIRMAN HEUMANN stated the proposed looks cool, but he is not sure how much the wind is going to blow in Chandler.

4. PLH21-0096 I10 PREMIER AUTO SALES

BEN CERECERES, CITY PLANNER presented details regarding the request for Use Permit approval to allow automobile sales on a site zoned Planned Area Development (PAD) for a Business Park. The site is located at 850 S. Bogle Avenue, generally located north of the northeast corner of Pecos Road & Hamilton Street.

COMMISSIONER MORGAN asked what other facilities are around the area?

BEN CERECERES, CITY PLANNER presented the corresponding slide and responded to the north, south, east, and west are zoned PAD for a business park. He was uncertain of what specific businesses operate out there, but the zoning is the same within the surrounding land use area.

COMMISSIONER MORGAN presented concerns with loud vehicles within the vicinity of houses.

CHAIRMAN HEUMANN stated a stipulation is needed to prohibit repairs on this property.

BEN CERECERES, CITY PLANNER stated there will not be any type of repairs or work done on vehicles at this facility. He explained, there will not be any type of maintenance done and the site is to only show and sell vehicles.

CHAIRMAN HEUMANN asked Staff to add a Stipulation for the record.

COMMISSIONER KOSHIOL asked if the material storage is behind a block wall.

BEN CERECERES, CITY PLANNER replied yes, material storage is behind a block wall and will not be visible from public view.

COMMISSIONER KOSHIOL asked if the block wall was going to be six-feet high.

BEN CERECERES, CITY PLANNER stated the wall is taller and believes it will be eight-feet high.

COMMISSIONER VELASQUEZ asked about parking and pointed out the parking lot is visible from Hamilton Street.

BEN CERECERES, CITY PLANNER responded that said parking lot is for employee parking and that all vehicles for sale will be stored in the warehouse or behind the eight-foot block wall.

Action Agenda

5. PLH21-0071 KERRY'S CAR CARE

CHAIRMAN HEUMANN stated this item is on the Action Agenda and there will be a full presentation and discussion at the Regular Meeting at 5:30 p.m. this date.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, March 16, 2022, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:19 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman