

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

June 15, 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 5:33 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Commissioner Erik Morgan
Commissioner Sherri Koshiol
Commissioner Michael Quinn
Commissioner Jeff Velasquez

Staff Attendance

Derek Horn, Director of Development Services
Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Lauren Schumann, Principal Planner
Harley Mehlhorn, City Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Absent

Vice Chairman David Rose
Commissioner Kyle Barichello

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Morgan.

Scheduled and 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. June 1, 2022 Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of June 1, 2022, and Regular Meeting of June 1, 2022.

2. PLH22-0017 ANDY'S FROZEN CUSTARD

Request for Preliminary Development Plan approval for site layout and building architecture for a new drive-thru restaurant. The approximate one-acre site is located south of the southeast corner of McQueen Road and Chandler Boulevard.

An Addendum Memo was presented to the Commission as the monument sign along McQueen Road was revised after the posting of the memo.

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH22-0017 Andy's Frozen Custard for site layout and building architecture for a new drive-thru restaurant, subject to the conditions as recommended by Planning staff.

Recommended Conditions of Approval

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 "Andy's Frozen Custard" and kept on file in the City of Chandler Planning Division, in File No. PLH22-0017, 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. The site shall be maintained in a clean and orderly manner.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.

6. 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.
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. Building mounted signage facing the east shall be non-illuminated.
9. Compliance with original conditions adopted by the City Council in Ordinance No. 3691 in case DVR04-0049 QuickTrip - Chandler Bld. & McQueen Road, except as modified by condition herein.

Note: Stipulation No. 10 was added as a result of the Planning and Zoning Commission's discussion during the Study Session:

10. Applicant shall remove the fascia mounted "drive thru" text on the north-facing portion.

CHAIRMAN HEUMANN asked staff to read aloud the added Stipulation and thanked the Applicant for their work on this project. He stated this will be a fun place and a great addition to the city.

LAUREN SCHUMANN, PRINCIPAL PLANNER read aloud added Stipulation No. 10 of Consent Agenda Item No. 2.

3. Cancellation of the July 6, 2022, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission cancel July 6, 2022, Planning and Zoning Commission Hearing.

Consent Agenda Motion and Vote

Commissioner Morgan moved to approve the Consent Agenda of the June 15, 2022, Regular Planning and Zoning Commission Meeting, with added Stipulation No. 10 on Consent Agenda Item No. 2; Seconded by Commissioner Koshiol.

Motion carried unanimously (5-0).

Member Comments/Announcements

CHAIRMAN HEUMANN wished everyone a wonderful and safe Fourth of July.

Calendar

The next Regular Meeting will be held on Wednesday, July 20, 2022, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 5:37 p.m.



Kevin Mayo, Secretary



Rick Heumann, Chairman