

# Meeting Minutes

## Planning and Zoning Commission

### Study Session

July 20, 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 Sherri Koshiol  
Commissioner Michael Quinn  
Commissioner Jeff Velasquez  
Commissioner Kyle Barichello

#### Staff Attendance

David de la Torre, Planning Manager  
Lauren Schumann, Principal Planner  
Ben Cereceres, City Planner  
Harley Mehlhorn, 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. June 15, 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 15, 2022, and Regular Meeting of June 15, 2022.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission regarding this item.

## **2. PLH21-0095 BRAKE MASTERS AT MESQUITE GROVE**

Request rezoning from Planned Area Development (PAD) for Neighborhood Commercial (C-1) uses to PAD for C-1 uses and motor vehicle repairs and Preliminary Development Plan for site layout and building architecture for an automotive repair shop on an approximate 1-acre site, generally located at the northeast corner of Riggs and Gilbert roads.

Move Planning and Zoning Commission continue Rezoning and Preliminary Development Plan PLH21-0095, Brake Masters at Mesquite Groves to the September 7, 2022, Planning and Zoning Commission hearing, as requested by the applicant.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission regarding this item.

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## **3. PLH22-0003 CHANDLER MIDWAY CORPORATE OFFICES SIGNAGE**

BEN CERECERES, CITY PLANNER presented details regarding the request for Preliminary Development Plan approval for a comprehensive sign plan for an existing office development. The subject site is located at 5670 & 5710 W Chandler Boulevard, generally located ¼ mile east of the northeast corner of Chandler Boulevard and Kyrene Road.

COMMISSIONER MORGAN stated Staff mentioned building signage and asked if that was also something the Commission should also be reviewing.

BEN CERECERES, CITY PLANNER replied yes and explained the signage on the building itself must be within City Code requirements with respect to dimensions.

CHAIRMAN HEUMANN stated he liked the arch way.

## **4. PLH22-0011 MCKINLEY GLENN**

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding the request for Preliminary Development Plan approval for housing product. The approximate 9-acre single-family subdivision is located east of the southeast corner of Chandler Heights and Cooper roads.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission regarding this item.

## **5. PLH22-0014 CROSSROADS NAZARENE CHURCH SPORTS FIELDS**

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding the request for Preliminary Development Plan approval for multi-use sports fields at an existing church. The

church site is approximately 16.5 acres and located at the northeast corner of Ray and Price roads.

COMMISSIONER BARICHELLO wanted to confirm there will be no parking on Mission Park Boulevard.

LAUREN SCHUMANN, PRINCIPAL PLANNER confirmed parking is not allowed due to the bike lane.

COMMISSIONER BARICHELLO pointed out there is no fence, pathway, sidewalk, or landscaping facing Mission Park Boulevard. He stated he could foresee people cutting through that area and asked if that was considered.

LAUREN SCHUMANN, PRINCIPAL PLANNER responded that was taken into consideration and explained the Applicant wanted there to be open area for anyone in the community not just members of the church. She explained due to the slope the Applicant was not able to get a sidewalk in there but there is an ADA path that comes in through the site from Price Road.

CHAIRMAN HEUMANN asked about landscaping and if it was part of "Phase 1".

LAUREN SCHUMANN, PRINCIPAL PLANNER stated an inventory was taken of what was existing and because the Applicant was requesting to intensify the site, they added trees along the border. She further stated there is a Stipulation for fifty percent of the trees planted along arterial streets shall be 36-inch box and 12-feet in height upon planting.

CHAIRMAN HEUMANN pointed out there is usually a Stipulation that the noise can be above a certain level.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated she would be more than happy to work with the Applicant to add a Stipulation. She mentioned while drafting, it did not feel appropriate at his location.

CHAIRMAN HEUMANN stated he would like something in writing incase there is a change in the future. He pointed out the light towers and asked if they wanted to put cell sites on top if it would be allowed by right or if they would need to come back through the Commission.

LAUREN SCHUMANN, PRINCIPAL PLANNER responded according to City Code, cell sites are permitted if there is a 300 feet separation, she stated there would only be one light tower closest to Price Road that would meet the requirement.

CHAIRMAN HEUMANN mentioned the drought situation in Arizona and asked Staff if the turf is going to be grass or artificial as he is concerned about the amount of water and if it will fit in the City's policy in terms of water use.

LAUREN SCHUMANN, PRINCIPAL PLANNER advised the turf will be bermuda grass and as the site is defined as institutional use, they are allowed to have more than 40 percent turf.

## **6. PLH22-0020 QUEEN CREEK COMMERCE CENTER MONUMENT SIGNAGE**

HARLEY MEHLHORN, CITY PLANNER presented details regarding the request for Preliminary Development Plan approval for freestanding monument signs located at 555 E Queen Creek Road, at the southeast corner of Queen Creek Road and the Southern Pacific Railroad.

COMMISSIONER VELASQUEZ asked to present the image with the form liner and pointed out that one image had the form liner wrapped elegantly around the columns and the other had an edge frame and it seemed like that wrap was not showing, he asked which image is showing the intent with the form liner.

HARLEY MEHLHORN, CITY PLANNER responded that Staff believes the intent with the form liner is the image with the wrap, but he will clarify this with the Applicant as there are two prototypes proposed.

## **7. PLH22-0021 & PLH22-0022 SANTAN BREWING COMPANY**

HARLEY MEHLHORN, CITY PLANNER presented details regarding the request for Preliminary Development Plan approval to allow an outdoor stage and shade structures to encroach into the building setbacks and Entertainment Use Permit approval to allow live entertainment on the stage. The subject site is located at 495 E Warner Road, at the southwest corner of Warner Road and the Southern Pacific Railroad.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission regarding this item and mentioned SanTan Brewing is a cool place.

## **8. PLH22-0015 VISTA STAR OFFICES**

HARLEY MEHLHORN, CITY PLANNER presented details regarding the request for Use Permit approval to continue to allow an office within a residential conversion on a property zoned Single-Family District (SF- 8.5). The property is located at 442 West Chandler Boulevard, generally located ¼ mile west of the northwest corner of Chandler Boulevard and Arizona Avenue.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission regarding this item.

## 9. Cancellation of the August 3, 2022, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission cancel August 3, 2022, Planning and Zoning Commission Hearing.

## Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, August 17, 2022, in the Chandler City Council Chambers, 88 E. Chicago Street.

## Adjourn

The meeting was adjourned at 4:58 p.m.

  
Kevin Mayo, Secretary  
Rick Heumann, Chairman