

# Meeting Minutes

## Planning and Zoning Commission

### Study Session

March 1, 2023 | 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 Michael Quinn  
Commissioner Jeff Velasquez  
Commissioner Sherri Koshiol  
Commissioner Kyle Barichello

#### Staff Attendance

Kevin Mayo, Planning Administrator  
David de la Torre, Planning Manager  
Ben Cereceres, City Planner  
Harley Mehlhorn, City Planner  
Thomas Allen, Assistant City Attorney  
Julie San Miguel, Clerk

#### Absent

Commissioner Erik Morgan

### 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 18, 2023, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of January 18, 2023, and Regular Meeting of January 18, 2023.

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

## **2. PLH22-0005 Crown Castle Wireless**

BEN CERECERES, CITY PLANNER presented details regarding the request for Use Permit approval to install a wireless communication facility. The property is located at 2055 S. Stearman Drive at the southeast corner of Germann Road and Stearman Drive.

CHAIRMAN HEUMANN asked staff to present a simulation of what the project will look like with the height of 80-feet.

BEN CERECERES, CITY PLANNER presented an image of the proposed facility to the commission members.

CHAIRMAN HEUMANN asked if the originally proposed tree was changed due to Design Review Committee meeting.

BEN CERECERES, CITY PLANNER confirmed that is correct. He stated the height was reduced from 80-feet to 60-feet and further stated before Planning and Zoning Commission and City Council is the proposed height of 60-feet. He explained if the Applicant would like to change the height to 80-feet, they will ask permission administratively.

CHAIRMAN HEUMANN stated his understanding was that they would build the tree at 80-feet, not build 60-feet then come back to raise the height another 20-feet. He asked if the tree going to be built symmetrical.

DAVID DE LA TORRE, PLANNING MANAGER clarified the images presented to Planning and Zoning Commission and to City Council are for the proposed 60-feet in height. He explained that staff would like to make it clear that the approval is for 60-feet in height not for 80-feet.

CHAIRMAN HEUMANN asked if the Applicant is going to build the entire facility at the same time at the height of 80-feet.

DAVID DE LA TORRE, PLANNING MANAGER stated that is correct.

## **3. PLH22-0065 Vivas Property**

HARLEY MEHLHORN, CITY PLANNER presented details regarding the Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) and Preliminary Development Plan approval for site layout and building architecture for two single-family homes on a total area of approximately 0.7 acres. The subject site is generally located at the southwest corner of Cooper and Pecos Roads

CHAIRMAN HEUMANN asked when the three houses to the east were built.

HARLEY MEHLHORN, CITY PLANNER stated they went through rezoning in 2000, but he is not certain when they were constructed.

COMMISSIONER VELASQUEZ asked if they intend on building the same housing product within the subdivision and mentioned he is curious as to what they intend.

HARLEY MEHLHORN, CITY PLANNER stated the only PDP stipulation states that they must conform substantially to the PDP surrounding in materials , roofline heights, and slopes so they should blend with its surroundings

#### **4. Notice of Cancellation of the March 15, 2023, Planning and Zoning Commission Hearings**

Move Planning and Zoning Commission cancel March 15, 2023, Planning and Zoning Commission Hearings.

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

## **Calendar**

The next Study Session will be held before the Regular Meeting on Wednesday, April 5, 2023, in the Chandler City Council Chambers, 88 E. Chicago Street.


## **Adjourn**

The meeting was adjourned at 5:10 p.m.



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Kevin Mayo, Secretary



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Rick Heumann, Chairman