

# Meeting Minutes

## Planning and Zoning Commission

### Study Session

April 19, 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 Erik Morgan  
Commissioner Sherri Koshiol  
Commissioner Michael Quinn  
Commissioner Jeff Velasquez  
Commissioner Kyle Barichello

#### Staff Attendance

Derek Horn, Director of Development Services  
Kevin Mayo, Planning Administrator  
David de la Torre, Planning Manager  
Harley Mehlhorn, City Planner  
Mika Liburd, Associate Planner  
Tulili Tuitelelapaga-Howard, Junior 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. April 5, 2023, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of April 5, 2023, and Regular Meeting of April 5, 2023.

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

## **2. PLH23-0010 Historic Preservation Code Amendments**

City of Chandler initiative amending Article XXXIV Historic Preservation, of Chapter 35, of the city code by making clerical changes, adjusting the threshold for buy-in for Historic Preservation Districts, and adopting design guidelines for historic districts.

HARLEY MEHLHORN, CITY PLANNER presented details regarding Historic Preservation Code Amendments of PLH23-0010, Ordinance 5051, as recommended by the Development Services Department.

DEREK HORN, DIRECTOR OF DEVELOPMENT SERVICES presented details regarding General Design Guidelines for Designated Historic Preservation Districts and Landmarks of PLH23-0010, Resolution 5680, as recommended by the Development Services Department.

COMMISSIONER BARICHELLO asked what kind of feedback staff received from people in the downtown area who are already participating in preservation districts.

DEREK HORN, DIRECTOR OF DEVELOPMENT SERVICES stated there were some suggestions made on incorporating some items into the design guidelines about window treatments and discussions of methods of not just in restoration, but also ways of protecting windows. He further stated, there were some inconsistencies that were pointed out and fixed and one suggestion to make the ordinance applicable to 100% of the properties in a district and to let them opt out rather than opt in. He explained that extensive discussions were held after the suggestion was viewed by our law department and staff came to two conclusions; one was that the spirit of proposition 207 is to not impose zoning on those who don't want zoning imposed on them; the other conclusion is that it could regenerate opposition to an initiation for historic preservation district. He stated staff decided not to incorporate that suggestion.

CHAIRMAN HUEMANN presented statements regarding the palm trees along the Good Year Canal and confirmed there were no questions or comments from the Commission regarding this item.

## **3. PLH23-0013 Civitan Foundation, Inc.**

TULILI TUILELAPAGA-HOWARD, JUNIOR PLANNER presented details regarding Use Permit approval for an adult day center. The proposed business is located at 1700 W Warner Road, generally located ¼ mile east of the northeast corner of Warner and Dobson Road.

DAVID DE LA TORRE, PLANNING MANAGER introduced Junior Planner, Tulili Tuitelelapaga-Howard, to the Planning and Zoning Commission and stated Tulili is an awesome addition to the Planning Division and had been working for the City for several months.

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

#### 4. Cancellation of the May 3, 2023, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission cancel May 3, 2023, Planning and Zoning Commission Hearings.

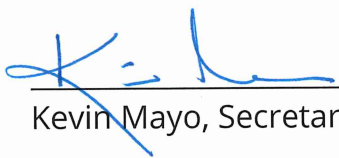
## Member Comments/Announcements

### Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, May 17, 2023, in the Chandler City Council Chambers, 88 E. Chicago Street.

### Adjourn

The meeting was adjourned at 5:17 p.m.



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Kevin Mayo, Secretary



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Rick Heumann, Chairman