

Meeting Minutes

Planning and Zoning Commission

Study Session

April 5, 2023 | 5:15 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 5:15 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chairman David Rose
Commissioner Erik Morgan
Commissioner Michael Quinn
Commissioner Jeff Velasquez
Commissioner Kyle Barichello

Absent

Commissioner Sherri Koshiol

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Ben Cereceres, City Planner
Mika Liburd, Associate City Planner
Darsy Omer, Associate City Planner
Tulili Tuitelelapaga-Howard, Planning Intern
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. March 1, 2023, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of March 1, 2023, and Regular Meeting of March 1, 2023.

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

2. PLH22-0045 Rezamp LLC Office #1

DAVID DE LA TORRE, PLANNING MANAGER introduced Associate Planner, Mikayela Liburd, to the commission. He stated she has been with the City of Chandler for over a year but has not yet presented to Planning and Zoning Commission. He further stated prior to working for the City of Chandler, she worked in private sector in Florida.

MIKA LIBURD, ASSOCIATE PLANNER presented details regarding the request for Use Permit approval to allow for a professional office within an existing building located at 500 W. Chandler Blvd

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

3. PLH23-0003 Ponderosa - Dispensary

KEVIN MAYO, PLANNING ADMINISTRATOR presented details regarding the request for Use Permit approval to allow the collocation of an ancillary Medical Marijuana Facility in conjunction with its affiliated onsite Medical Marijuana Cultivation Site and Medical Marijuana Infusion Food Establishment located at 318 S. Bracken Lane.

COMMISSIONER MORGAN asked if the proposal is strictly for medical marijuana or is this medical and recreational.

KEVIN MAYO, PLANNING ADMINISTRATOR replied, the Arizona State Statutes changed years back and it allows a dual licensee, so Chandler elected to not allow recreation standalone and only allow recreation as part of a dual license. He explained, the City can only regulate the medical marijuana side of it, but by Statute and City Code, it is possible to obtain a dual license for recreation and medical uses.

COMMISSIONER MORGAN pointed out the Chucky Cheese around the corner from the facility and explained he does not feel the sale of medical marijuana so close to a children's restaurant and play place is the best image. He asked if it is known if Chucky Cheese is going to remain in the area.

KEVIN MAYO, PLANNING ADMINISTRATOR stated he has not heard anything from the State or regarding Chucky Cheese. He explained the State Statutes set forth the governance of medical marijuana. He further explained, there is not an issue through the State's eyes and there is a location in west Chandler near something similar and the State was okay with it. He further stated, it did not make it into our protected land uses, so through our zoning code and through State it is okay.

CHAIRMAN HEUMANN stated the way the Ordinance is written they must be so many feet away from schools and certain things like that, a restaurant is not included in the list.

KEVIN MAYO, PLANNING ADMINISTRATOR stated there is protected land uses for residential schools, daycares, and things like that. He further stated that is correct, a restaurant and even a recreation facility is not on the list.

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 19, 2023, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:24 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman