

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

April 19, 2023 | 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 5:30 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

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

Pledge of Allegiance

The Pledge of Allegiance was led by Vice Chairman Rose.

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. 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.

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.

Code Amendments:

Move Planning and Zoning Commission recommend City Council approve PLH23-0010, Ordinance 5051, Historic Preservation Code Amendments, as recommended by the Historic Preservation Commission and the Development Services staff.

General Design Guidelines:

Move Planning and Zoning Commission recommend City Council approve PLH23-0010, adopting General Design Guidelines for Designated Historic Preservation Districts and Landmarks, Resolution 5680, as recommended by the Historic Preservation Commission and the Development Services staff

3. PLH23-0013 Civitan Foundation, Inc.

Request 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.

Move Planning and Zoning Commission recommend approval of Use Permit PLH23-0013 Civitan Foundation, Inc., subject to the conditions as recommended by Planning staff.

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to any other location.
3. The site shall be maintained in a clean and orderly manner.
4. Landscaping shall comply with Zoning Code standards and shall be maintained at a level consistent with or better than at the time of planting.
5. All signage, including wall signs and freestanding monument signs, shall be subject to sign regulations for C-2 Community Commercial District and shall require sign permits.

6. Exterior wall-mounted signs shall be limited to the south side of the buildings facing Warner Road.
7. Window signage shall be limited to business name and/or logo, address, phone number, and days and hours of operation.

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.

Consent Agenda Motion and Vote

VICE CHAIRMAN ROSE moved to approve the Consent Agenda of the April 19, 2023, Regular Planning and Zoning Commission Meeting, Seconded by COMMISSIONER MORGAN.

Motion carried unanimously (7-0).

Member Comments/Announcements

COMMISSIONER KOSHIOL announced that this would be the last meeting for Vice Chairman Rose and thanked him for his service to the Planning and Zoning Commission.

CHAIRMAN HEUMANN thanked Vice Chairman Rose for his service to the City of Chandler.

Calendar

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

Adjourn

The meeting was adjourned at 5:33 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman