

Meeting Minutes

Planning and Zoning Commission

Study Session

May 17, 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

Chair Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Erik Morgan
Commissioner Michael Quinn
Commissioner Jeff Velasquez
Commissioner Kyle Barichello
Commissioner Rene Lopez

Staff Attendance

Derek Horn, Director of Development Services
Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Lauren Schumann, Principal Planner
Alisa Petterson, Senior Planner
Harley Mehlhorn, City Planner
Ben Cereceres, City Planner
Mika Liburd, Associate 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.

Action Agenda

1. ELECTION OF OFFICERS

Move Planning and Zoning Commission elect a Chair and Vice Chair of the Planning and Zoning Commission.

CHAIRMAN HEUMANN stated this item will be heard during the Regular Meeting held after the Study Session this date.

Consent Agenda and Discussion

2. Study Session and Regular Meeting Minutes of April 19, 2022, Planning and Zoning Commission Meeting

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of April 19, 2023, and Regular Meeting of April 19, 2023.

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

3. PLH23-0016 AT&T EL LOBO WCF

HARLEY MEHLHORN, CITY PLANNER presented details regarding a request Use Permit approval to install a wireless communication facility. The property is located on the north side of the Hartford and Fairview Street intersection, approximately ¼ north of Pecos Road

COMMISSIONER VELASQUEZ pointed out one of the renderings the block appeared bright orange and asked if the intent in the blocks is to match the adjacent block material and integral color.

HARLEY MEHLHORN, CITY PLANNER confirmed that is correct.

CHAIRMAN HEUMANN asked if the Applicant would be allowed to build this cell tower an additional 20 feet higher.

HARLEY MEHLHORN, CITY PLANNER stated it could be approved by administrative review.

CHAIRMAN HEUMANN asked staff to present the image of the proposed tower. He pointed out that it seemed light in terms of trees and asked if more trees could be planted.

HARLEY MEHLHORN, CITY PLANNER replied absolutely, and staff has prepared an additional stipulation. He read aloud Stipulation No. 5, additional trees of similar species to the existing trees within the basin shall be planted between the adjacent right of way and to the stealth tower.

CHAIRMAN HEUMANN stated that will help the neighborhood with a buffer overtime, especially when you get that high.

CHAIRMAN HEUMANN confirmed there were no further questions or comments from the Commission Members.

4. PLH22-0061 MODERN MARGARITA PLANT SHOPS LLC

Request Entertainment Use Permit approval to allow for indoor live entertainment and outdoor patio speakers, located at 4165 S Gilbert Road, Suite 5.

CHAIR HEUMANN announced that Modern Margarita has been pulled to the Action Agenda. He stated there is a resident present and there are some questions on it. He stated there will be a full hearing on this item at the Regular Meeting, held after the Study Session.

5. PLH23-0028 MCCULLOUGH-PRICE HOUSE HISTORIC LANDMARK DISTRICT

DEREK HORN, DIRECTOR OF DEVELOPMENT SERVICES presented details regarding the request for Landmark Designation for a building located at 300 S. Chandler Village Drive, generally located west of the intersection of Frye Road and Chandler Village Drive, roughly ½ mile south and west of Chandler Boulevard and Price Road.

CHAIRMAN HEUMANN thanked staff for the presentation and stated its neat to hear where some of these names come from like Bogle, especially for those who have moved here within the last five to ten years. He further stated this is a good history lesson.

COMMISSIONER RENE LOPEZ asked if the designation itself is the house because the packet made it seemed like it was more of the footprint of the property. He further asked how does the museum fall into that moving forward .

DEREK HORN, DIRECTOR OF DEVELOPMENT SERVICES stated the overlay does extend into the museum because we use a legal description that was available to us but it really only matters to the house itself.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, June 7, 2023, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

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



Kevin Mayo, Secretary

Rick Heumann, Chairman