

# Meeting Minutes

## Planning and Zoning Commission

### Study Session

October 18, 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 5:18 p.m.

### Roll Call

#### Commission Attendance

Chairman Rick Heumann  
Vice Chair Sherri Koshiol  
Commissioner Michael Quinn  
Commissioner Jeff Velasquez  
Commissioner Rene Lopez

#### Staff Attendance

Kevin Mayo, Planning Administrator  
David de la Torre, Planning Manager  
Alisa Petterson, Senior Planner  
Darsy Olmer, Associate Planner  
Thomas Allen, Assistant City Attorney  
Julie San Miguel, Clerk

#### Absent

Commissioner Erik Morgan  
Commissioner Kyle Barichello

### 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. September 20, 2023, Planning and Zoning Commission Study Session and Regular Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of September 20, 2023, and Regular Meeting of September 20, 2023.

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

## **2. September 20, 2023, Planning and Zoning Commission Work Session Meeting Minutes**

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Work Session September 20, 2023.

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

## **3. PLH23-0035 GALVESTON COMMERCIAL**

DARSY OMER, ASSOCIATE PLANNER presented details regarding the request to amend an existing Planned Area Development (PAD) zoning district by allowing Medical Office uses in addition to the uses currently allowed, which include Industrial, General Office and Warehouse. The site is an existing building located at 4100 W. Galveston Street.

CHAIRMAN HEUMANN recused himself on this matter due to a conflict.

COMMISSIONER LOPEZ sought clarity on medical uses and asked if this refers exclusively to a medical office with no overnight stays or does it include surgical procedures.

DAVID DE LA TORRE, PLANNING MANAGER clarified the term “medical use” in this context refers to facilities without overnight stays. It would encompass typical medical office activities, which could include clinics or outpatient surgeries, but it would not include inpatient services with overnight accommodations.

## **4. PLH23-0030 VEGA DUPLEX**

ALISA PETTERSON, SENIOR PLANNER presented details regarding the request for Use Permit approval for a new two-family dwelling on a property currently zoned MF-2 multiple-family residential located at 200 S. Dakota Street, generally located ¼ mile south and west of Chandler Boulevard and Arizona Avenue.

COMMISSIONER VELASQUEZ mentioned he discussed the landscape plan with staff and asked if the “large box” and “small box” tree was referring to 36-inch boxes and 24-inch boxes.

ALISA PETTERSON, SENIOR PLANNER stated staff is allowing flexibility considering the proposed is for a use permit, with the condition that the final plan adheres to standards. She further stated, although staff did not provide specific restrictions, the proposed is recommended approval as submitted with “large boxes” for trees.

COMMISSIONER VELASQUEZ pointed out the strip between the sidewalk and the curb along



Dakota and Chicago, referred to as "dirt parking strip". He recommends it be covered with decomposed granite (DG) for dust control. He presented statements regarding the downtown area and explained that many streets, particularly in residential zones, seem designed for long-term projects or green infrastructure, like water harvesting and street tree systems. These could enhance the area's livability in the future, though it is beyond the scope of this submission.

ALISA PETTERSON, SENIOR PLANNER stated the Applicant has confirmed the intention to landscape those areas with DG and other plantings and staff will ensure this commitment is documented. As for the broader discussion, staff is preparing to update the area plan for this district, which presents an excellent opportunity to set standard landscaping themes for these areas. She presented an image of the subject site viewed from the corner, looking north along Dakota Street and pointed out inconsistent landscaping and street parking. She further explained looking south, there is some landscaping, but minimal consistency, so addressing this in our area plan update is certainly recommended.

CHAIRMAN HEUMANN reminded the City Code prohibits dirt front yards and recommended the use of DG, plants, grass, or similar coverings. He asked if Vice Chair Koshiol's question regarding height was answered.

DAVID DE LA TORRE, PLANNING MANAGER stated staff will ensure the exhibit is fixed before it proceeds to the council so that it accurately reflects the correct height. He further stated per the code, they could not exceed 45-feet.

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

## **5. PLH23-0043 PIZZA HUT**

DARSY OMER, ASSOCIATE PLANNER, presented details regarding the request for use permit approval for a Series 7 Beer and Wine Bar License. The existing business is located at 1000 N. Arizona Avenue, at the northwest corner of Arizona Avenue and Ray Road.

COMMISSIONER LOPEZ asked if the Applicant currently has a Series 12 License.

DARSY OMER, ASSOCIATE PLANNER confirmed the Applicant currently has a Series 12 License.

COMMISSIONER LOPEZ asked by going to a Series 7 if they would be dropping spirit sales. He recalled reviewing these while he was on City Council and commented that it is not the council that decides, the approval is for recommendation.

KEVIN MAYO, PLANNING ADMINISTRATOR explained while City Council makes recommendations to the state regarding all licenses, the City Code still mandates use permits. He clarified that the code still requires a use permit for Series 7 or Series 6 License, which allows for a beer and wine

bar or a full bar. He stated Staff is looking to amending the code to remove the Series 7 beer and wine bar requirement. The intent behind regulating this through the use permit was more about the externalities associated with a full bar, rather than a place like Pizza Hut.

COMMISSIONER LOPEZ thanked the Planning Administrator for explaining.

CHAIRMAN HEUMANN asked if the Applicant was selling alcohol to go and mentioned that he did not believe that a Series 7 allows that.

DARSY OMER, ASSOCIATE PLANNER stated she will confirm this with the Applicant.

**6. Notice of Cancellation of the November 1, 2023, Planning and Zoning Hearing**

Move Planning and Zoning Commission cancel November 1, 2023, Planning and Zoning Commission Hearing.

## Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, November 15, 2023, in the Chandler City Council Chambers, 88 E. Chicago Street.

## Adjourn

The meeting was adjourned at 5:30 p.m.



Kevin Mayo, Secretary



Rick Heumann, Chairman