

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

October 16, 2024 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler, AZ



Call to Order

The meeting was called to order by Chair Heumann at 5:40 p.m.

Roll Call

Commission Attendance

Chair Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Kyle Barichello
Commissioner Charlotte Golla
Commissioner Ryan Schwarzer

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Lauren Schumann, Principal Planner
Alisa Petterson, Senior Planner
Darsy Omer, Associate Planner
Taylor Manemann, Associate Planner
Alyssa Siebers, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Absent

Commissioner Rene Lopez – Unexcused

CHAIR HEUMANN announced Commissioner Lopez absence this date will be deemed unexcused as Commissioner Lopez has not contacted Planning staff.

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.

CHAIRMAN HEUMANN stated he has received one speaker card in opposition of Item No. 2 PLH24-0025 City Code Amendments-State Housing Mandates and Item No. 3 PLH24-0036 Commercial

Building Adaptive Reuse Policy from DUANE LIDMAN, 23 W. PALOMINO DR. Mr. Lidman confirmed that he wanted his opposition noted for the record and did not want to speak on these items.

Consent Agenda and Discussion

1. September 18, 2024, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of September 18, 2024, and Regular Meeting of September 18, 2024.

2. PLH24-0025 CITY CODE AMENDMENTS-STATE HOUSING MANDATES

The City of Chandler initiative to amend city code Chapter 35 Land Use and Zoning pertaining to state bills signed within the 2024 legislative session relating to backyard chickens, accessory dwelling units, and establishing review timelines for residential zoning applications.

Move Planning and Zoning Commission recommend approval of proposed text amendments to backyard chickens, accessory dwelling units, final plats, and establishing review timelines for residential zoning applications, as recommended by Planning staff.

3. PLH24-0036 COMMERCIAL BUILDING ADAPTIVE REUSE POLICY

The request for adoption of city policy establishing objective standards to allow multi-family residential development or adaptive reuse of existing commercial, office, or mixed-use buildings on parcels at least one (1) acre in size but not larger than twenty (20) acres without requiring a public hearing, if the developer provides ten (10) percent of the total dwelling units for either moderate-income or low-income housing for at least twenty (20) years. The policy originates from House Bill 2297 signed within the 2024 legislative session.

Move Planning and Zoning Commission recommend approval of city policy establishing objective standards to allow multi-family residential development or adaptive reuse of existing commercial, office, or mixed-use buildings on parcels at least one (1) acre in size but not larger than twenty (20) acres without requiring a public hearing, if the developer provides ten (10) percent of the total dwelling units for either moderate-income or low-income housing for at least twenty (20) years, as recommended by Planning staff.

5. Notice of Cancellation of the November 6, 2024, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission cancel the November 6, 2024, Planning and Zoning Commission Hearing.

Consent Agenda Motion and Vote

VICE CHAIR KOSHIOL moved to approve the Consent Agenda of the October 16, 2024, Regular Planning and Zoning Commission Meeting with stipulations presented by staff; Seconded by COMMISSIONER QUINN.

Action Agenda Item 4 and Discussion

4. PLH24-0031 SNEAKERHEADZ RESTAURANT AND LOUNGE

TAYLOR MANEMANN, ASSOCIATE PLANNER presented details regarding the request for Use Permit approval for a Series 6 Bar Liquor License and for an Entertainment Use Permit to allow outdoor patio speakers/TVs for sporting events and live indoor entertainment including DJs, live musical performances, karaoke, and comedy. The new business is located at 3002 N Arizona Ave, Suites 18 and 19, at the northwest corner of Arizona Ave and Elliot Rd.

An Addendum Memo was presented to the Commission with additional items that were received after the staff memo was distributed.

DAVID DE LA TORRE, PLANNING MANAGER introduced Taylor Manemann to the Commission. He stated Taylor was previously working with Gammage & Burnham has been on the planning team for approximately six months.

CHAIR HEUMANN sought clarification on the entertainment use permit.

TAYLOR MANEMANN, ASSOCIATE PLANNER explained the Applicant is essentially requesting all types of live entertainment included within the city code's definition.

CHAIR HEUMANN asked if staff was able to look into the issues brought up in the addendum memo, specifically regarding other bars owned by the Applicant or if this is something the State Liquor Board would need to review.

DAVID DE LA TORRE, PLANNING MANAGER responded staff had received an email from the daycare the previous day with the information provided and distributed to the Commission. He explained the email indicated the Applicants are owners of an establishment in Mesa that encountered numerous issues, including shootings. He further stated the daycare expressed concern about similar incidents occurring at the current site. He clarified staff has not investigated this matter, as it was not within their purview as a planning function, though it could be something the State Department of Liquor would examine and staff can check with them.

COMMISSIONER SCHWARZER asked what are the operating hours of the daycare.

CHAIR HEUMANN advised he visited the daycare earlier in the day and the operation hours are 7:00 a.m. to 6:00 p.m., with some carryover until about 6:30 p.m.

TAYLOR MANEMANN, ASSOCIATE PLANNER confirmed this information was correct.

CHAIR HEUMANN confirmed there were no further questions or comments from Commission to planning staff. He invited the Applicant to come forward and asked them to provide their name and address for the record. He also asked them to address the daycare's concerns and discuss details about any other establishments they owned.

JERMAINE PRINCE, APPLICANT thanked the Commission for the opportunity to speak and introduced himself. He advised they have made all efforts possible to address the daycare's concerns. He shared that he was a silent partner on the prior bar and that he had pulled his liquor license two days before any issues arose due to disagreements over management choices such as security and he has held onto the liquor license for three years. He explained that he met his partner for Sneakerheadz, Carlos Howard about a year ago and both were athletes, he had played basketball for the Air Force, while Carlos had played football and they decided to partner and create Sneakerheadz. He stated they both had a passion for food, intending to make Sneakerheadz a Caribbean restaurant with healthy lifestyle options like protein shakes and a regular menu. He further stated they wanted to use their influence in sports to bring celebrity athletes to Chandler and hoped to bring comedians, local bands, and karaoke, which was why they were requesting the live entertainment use permit. He explained that it is their intentions to work with the neighborhood and bring additional culture to Chandler.

CHAIR HEUMANN asked if Jermaine and Carlos were involved with the bar in Mesa and if it was their intentions to run it independently from the establishment in Mesa.

JERMAINE PRINCE, APPLICANT clarified that the establishment in Mesa is still in operational but was no longer connected to him or his partner.

CHAIR HEUMANN asked if the Applicants were able to meet with the daycare owner and workout some of their concerns.

JERMAINE PRINCE, APPLICANT advised that he attempted to contact the daycare owner by phone and meet with him on multiple occasions and they do not appear to be open to it. He explained they tried to make necessary adjustments to get the daycare's approval. He stated that they put up curtains, asked staff members to enter the establishment through the back rather than the front, and adjusted staff's uniforms to address concerns brought up by the daycare.

CHAIR HEUMANN mentioned that the daycare has been there for 18 years, and he could understand their intent to protect their operations, especially since children are involved.

COMMISSIONER BARICHELLO commented he noticed that Sneakerheadz made seven adjustments to address the daycare's concerns, and he appreciated the effort. He expressed hope for a resolution and recognized that the Applicant has made a fair effort to respond to concerns.

CHAIR HEUMANN advised that he tried to visit the establishment earlier today, but they were closed. He asked about smoking on the back patio, noting its close proximity to the daycare playground. He stated there are several Chandler establishments who have banned smoking and suggested the possibility of no smoking on the patio to avoid any problems or only allowing it only after daycare is closed at 7:00 p.m.

JERMAINE PRINCE, APPLICANT responded he does not have an issue with restricting smoking to after 7:00 p.m. in the patio. He mentioned that he instructed his employees to smoke on the opposite side of the building to accommodate to the concern raised by the daycare about smoking near their trash cans. He further mentioned these are the trash cans are the location for where the daycare staff smokes.

COMMISSIONER SCHWARZER asked about the building's current occupancy.

JERMAINE PRINCE, APPLICANT responded that the occupancy limit is approximately 350, but he is not entirely certain of the exact number at the moment.

COMMISSIONER SCHWARZER asked if they expect Sneakerheadz to exceed occupancy limits during peak hours and have lines outside the building.

JERMAINE PRINCE, APPLICANT replied they do not expect to exceed occupancy limits, except perhaps during nighttime hours.

COMMISSIONER GOLLA inquired about the parking situation, particularly if there were designated spaces for the daycare versus the bar. She presented concerns about safety for children around an establishment that serves alcohol and asked how they can create the safest environment possible for children.

JERMAINE PRINCE, APPLICANT advised that Sneakerheadz does not have designated parking. He mentioned that the parking lot is shaped like a triangle and that the daycare has signs marking their own parking areas.

CHAIR HEUMANN thanked the Applicant and asked if there was anyone present from the daycare.

HOLBERT MAGID, 3002 N. ARIZONA AVENUE introduced himself and explained that the daycare has operated at this location for 18 years without any issues related to nearby restaurants. He feels this establishment is different, as it is associated with being a bar and nightclub and it's location is so close to a facility for young children. He emphasized their daycare supervises children ranging from infants to 12 years of age, and the presence of liquor, bars, and nightlife activities raised very valid concerns for their staff and the families. He stated that his employees share the same concerns and are worried for their job security if daycare attendance is affected. He advised that some parents voiced worries about the impact on their children and were waiting for the outcome of the public hearing before making decisions about their daycare arrangements. He further stated the advertising and soft opening raised a lot of concerns for parents of the daycare. He explained that he understands that a bar could be a legitimate business, but he worried about the potential effects on his daycare and other businesses in the center. He explained it is hard for them to adjust to what is happening with the addition of the bar and trying to anticipate potential issues. He stated that the daycare is concerned for their clients and as parents as it is imperative to create the best possible environment for children. He stated they are concerned for single mothers and families who are trying to put their children in the best care possible and there is a bar and nightclub near their children. He mentioned the state liquor license prohibits distance from a "school" and does not specify if preschools are included under this category, he explained that the daycare is a preschool and offers programs K-6, which qualified as a school in his understanding, though the daycare is not offered the same protection. He presented concerns regarding the issue of noise and how bars and nightclubs could still become loud and rowdy, he stated that as parents dropped off or picked up their children, they could be exposed to undesirable activities due to the night club such as drugs or smoke, especially since parents with infants pass through the breeze way. He asked that stipulations be added to safeguard the families and children, especially as many of their clients are single mothers. He concluded by reiterating his concern over the potential risks associated with drugs exposure to smoke, and even theft and vandalism.

COMMISSIONER BARICHELLO asked if the daycare is aware of the conditions in place, noting that the one-year permit term could alleviate some of his concerns.

HOLBERT MAGID, 3002 N. ARIZONA AVENUE responded that he is aware of the conditions and appreciated the safeguards in place however, he stills feels uncertain about potential issues. He presented concerns regarding noise, especially during the day since the music can be heard through the walls. He also mentioned concerns with hookah smoking inside and smoking outside.

CHAIRMAN HEUMANN asked planning staff with a Series 6 license, if smoking was prohibited within 25 feet of the facility's front entrance per Arizona's smoke-free law.

KEVIN MAYO, PLANNING ADMINISTRATOR confirmed the smoke-free Arizona law requires a 25-foot no-smoking radius at the front entrance, regardless of the license type.

COMMISSIONER QUINN sought clarification on the entertainment hours, he asked if live entertainment would not occur during daycare hours.

CHAIR HEUMANN asked if planning staff could clarify the hours for Fridays.

TAYLOR MANEMANN, ASSOCIATE PLANNER clarified the hours would be weekdays from 7:00 p.m. to 9:00 p.m. for outdoor patio speakers and weekends from 11:00 a.m. to 11:00 p.m.

CHAIR HEUMANN expressed his understanding of the daycare's need for a safe environment. He mentioned that he had visited the site earlier and acknowledged the significance of having safeguards for both businesses and for safety of the children involved. He presented concerns about smoking in the area and pointed out that state statutes would address this issue. He mentioned the Applicant was willing to take certain actions, such as ensuring the parking lot is cleaned daily. He emphasizes there is a one-year stipulation on this case and if there are significant complaints, that staff has the authority to bring the Applicant in to resolve such issues. He confirmed there were no further questions or comments from the Commission Members for the Mr. Magid and asked if the Applicant could back before the Commission to provide clarification regarding the speaker's statements. He confirmed the Applicant was aware and agreed to the conditions in place, including daily lot maintenance, and asked if they intended on having hookah smoking on the back patio.

JERMAINE PRINCE, APPLICANT stated they intend on having hookah smoking.

CHAIR HEUMANN asked if the hookah smoking would only be taking place at certain times of the day and asked planning staff about the proximity of smoking areas to other businesses. He believed the Smoke Free Arizona restriction for establishments are 40-50 feet away from another business.

DAVID DE LA TORRE, PLANNING MANAGER responded that staff would look into this.

CHAIR HEUMANN stated he believed the patio should be smoke-free during the day, with employees who smoke required to do so away from the building. He emphasized the importance of the Applicant's success, but also protection of neighboring businesses. He asked if the Applicant was aware and comfortable with the stipulations.

JERMAINE PRINCE, APPLICANT confirmed that they are agreeable to the conditions.

CHAIRMAN HEUMANN asked if there were any other members of the audience who wanted to speak on this item.

DWAYNE EARNEST, 3002 N. ARIZONA AVENUE introduced himself and stated his wood craft store is located in the same business complex and has been there for 17 years. He advised that his business is separated from Sneakerheadz by a buffer, but he still has concerns. He pointed out the establishment is inconsistent with what is established in the area and there is noting that constitutes the need for a bar. He stated his concerns are the afterhours lounge or nightclub component proposed for the establishment, he presented concerns about the potential for increased vandalism and trash. He stated the bar is a far departure from what is out there, which includes a hair salon, daycare, WIC office, insurance agency, nail salon, two churches, and a Buddhist temple. He pointed out the Applicant has been involved in another business where issues occurred and asked, as a partial owner why he did not step in earlier to prevent issues. He emphasized concerns for his own and surrounding businesses as their clientele are older adults or families and if a violent incident occurred, it could negative impact all the businesses in the area substantially. He further stated that he has reviewed the stipulations and questioned the effectiveness and pointed out the proposed security measures are for "planned events" without the definition of a planned event. He asked if security would only be present for high-profile events leaving other times without security. He pointed out the Applicant spoke about cleanliness, but there is no specific commitment made for daily cleanup of the parking lot or sidewalks. He stated following the soft opening, he found litter in front of his store and cups on top of nearby mailboxes. He emphasized the potential for property damage, such as someone throwing a beer bottle through his store's windows. He clarified that he had no issue with a restaurant, but he opposes the nightclub component of the business.

CHAIRMAN HEUMANN asked the speaker what is his hours of operation.

DWAYNE EARNEST, 3002 N. ARIZONA AVENUE advised his business hours are 8:30 a.m. to 7:30 p.m.

VICE CHAIR KOSHIOL asked if they were open seven days a week with the same business hours.

DWAYNE EARNEST, 3002 N. ARIZONA AVENUE clarified business hours change on the weekend, Saturday 8:30 a.m. to 6:00 p.m. and Sunday 10:00 a.m. to 4:00 p.m.

CHAIR HEUMANN asked how far away is the speaker's business from Sneakerheadz.

DWAYNE EARNEST, 3002 N. ARIZONA AVENUE advised his business is three suites away.

COMMISSIONER GOLLA asked if the speaker happened to know what the hours of the restaurant who was there previously.

DWAYNE EARNEST, 3002 N. ARIZONA AVENUE stated he believed the prior business closed at 10:00 p.m.

COMMISSIONER GOLLA asked if the prior business promoted a nightclub vibe.

DWAYNE EARNEST, 3002 N. ARIZONA AVENUE stated that the prior business was a family restaurant. He further stated the advertisements for Sneakerheadz originally were very provocative and it was clear that they were going for a different crowd and not providing a family environment.

CHAIR HEUMANN asked if the prior establishment served alcohol until 10:00 p.m.

DWAYNE EARNEST, 3002 N. ARIZONA AVENUE confirmed the prior establishment served alcohol until closing, but there were a few tables where this would occur.

CHAIR HEUMANN confirmed there were no further questions or comments from the Commission Members for the speaker. He confirmed there were no other members of audience who wanted to speak on this item and closed the floor. He acknowledging the legitimate concerns raised by neighboring business owners and expressed appreciation for their input. He also recognized the Applicant's efforts to establish a new business in the area and pointed out that a business's success relies on attracting patrons from different places. He emphasized that unresolved issues could deter customers and affect neighboring businesses and asked if staff could strengthen the language in the stipulations, particularly regarding security, to provide necessary assurances. He questioned the definition of "planned events" and suggested that if the establishment was drawing a different crowd after 7:00 PM, additional security might be essential. He pointed out that most businesses offering entertainment tend to have some form of security, and asked staff if they had recommendations for refining or enhancing these stipulations.

KEVIN MAYO, PLANNING ADMINISTRATOR mentioned the stipulations could include requiring security based on times or any time entertainment is provided. He presented concerns regarding difficulty of enforcing the security measures late at night.

CHAIRMAN HEUMANN responded that a one-year review period would allow intervention if issues arose, and any police incidents could be grounds for reconsideration.

KEVIN MAYO, PLANNING ADMINISTRATOR responded while staff could request the Applicant's security contract to verify the presence of security, having or not having security would not prevent or negate a police report if an incident occurred. He further stated by the end of the one-year review period, any police-reported events associated with the establishment would be recorded and considered, regardless of whether security had been in place.

CHAIR HEUMANN asked if there were any further questions or comments.

COMMISSIONER GOLLA expressed concerns regarding the Liquor Board not considering the daycare as a school, she emphasized a preschool is a school although by the letter of the law it is not considered a school.

COMMISSIONER BARICHELLO presented concerns about the risk of discriminating against a specific use and suggested that this process might be overreaching by adding numerous stipulations. He pointed out this case includes 12 stipulations; additional efforts made by the Applicant to work with the daycare to be a good neighbor; and a one-year timeframe as an opportunity to evaluate. He emphasized that word travels fast, especially complaints and that the businesses within the complex could organize collectively, communicate with each other, and address concerns directly with the Applicant to mitigate issues. He further stated if no resolution was reached, the businesses could collectively sign a petition to engage with the City or code enforcement, providing proof of any violations of the agreement's intent. He concluded by stating he accepted the conditions as they are presented and felt comfortable with them.

CHAIR HEUMANN announced that he agreed and disagreed with Commissioner Barichello's comments. He acknowledged the existing stipulations, but feels they need to be more specific and tightened. He highlighted the businesses in the area have been around for 18 to 20 years and could be significantly impacted within six months and he did not want to jeopardize those long-standing businesses, but also would like this new business to be successful. He pointed out that hearings like this are essential to ensure the Applicant fully understands the conditions, even though there is a one-year timeframe. He pointed out the need for balance and felt that the hearing provided an opportunity for the Applicant to confirm they understand their obligations. He pointed out that if the Applicant failed to uphold their responsibilities, their investment could be at risk, along with the money they were spending on improving the site. He proposed additional stipulations regarding security and more specific information including what constitutes an event and suggested performances like comedians and bands be defined as events. He also asked staff to add a stipulation prohibiting smoking on the property until after 7:00 p.m., due to the proximity of the daycare and the children's playground about 25-30 feet away from the patio. He emphasized the desire for the Sneakerheadz to succeed and the responsibility as Commissioners to safeguard both the City and surrounding businesses.

VICE CHAIR KOSHIOL pointed out the speakers' concerns for litter in other areas such as the breezeways and stated that specifically Stipulation No. 5, which requires the site to be maintained in a clean and orderly manner could be tighten up. She suggested that the stipulation be updated to be more specific by including the parking lot, patio, and breezeway or walkway areas in front of the site, provided that the Applicant is agreeable.

CHAIR HEUMANN agreed with Vice Chair Koshiol stating that this information is in the narrative, but it is important that this information is also reflected in the stipulations. He asked staff to

amend Stipulation No. 5 and for modified or additional stipulations to further restrict smoking on the patio and address security requirements for planned events.

DAVID DE LA TORRE read aloud amended Stipulation No. 5, amended Stipulation No. 10, and added Stipulations No. 13 and No. 14. He sought confirmation that the amended and added stipulations addressed all the Commission Member's concerns.

CHAIR HEUMANN asked if there were any questions or comments from the Commission.

COMMISSIONER BARICHELLO presented concerns regarding the smoking restriction on the patio. He pointed out that if people cannot smoke on the patio, they are going to smoke elsewhere, which can potentially impact neighboring businesses.

CHAIR HEUMANN acknowledged Commissioner Barichello's concerns and stressed the need to protect a nearby daycare from smoke on the patio. He stated that smoking on the patio would be allowed after 7:00 p.m.

COMMISSIONER SCHWARZER asked if the patio could be added to Stipulation No. 5.

DAVID DE LA TORRE, PLANNING MANAGER read aloud amended Stipulation No. 5.

CHAIR HEUMANN asked if the area surrounding the patio could be added to Stipulation No. 5.

DAVID DE LA TORRE, PLANNING MANAGER read aloud amended Stipulation No. 5.

CHAIR HEUMANN confirmed there were no further questions or comments from staff.

Action Agenda Item No. 4 Motion and Vote

Move Planning and Zoning Commission recommend approval of Use Permit and Entertainment Use Permit PLH24-0031 Sneakerheadz Restaurant and Lounge, subject to the conditions as recommended by Planning staff.

Recommended Conditions of Approval:

1. The Use Permit and Entertainment Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Use Permit and Entertainment Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

2. Substantial expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and Entertainment Use Permit and require a new Use Permit and Entertainment Use Permit application and approval.
3. The Use Permit and Entertainment Use Permit are non-transferable to other locations.
4. All pedestrian walkways shall be A.D.A. accessible and shall not be interrupted by any obstacles preventing circulation (i.e. persons with disabilities shall have direct access to all indoor and outdoor pedestrian spaces).

Note: Stipulation No. 5 was amended as a result of the Planning and Zoning's discussion during the regular meeting:

5. The site including the pedestrian walkway in front of the shops, the patio and area surrounding the patio and the parking lot, shall be maintained in a clean and orderly manner.
6. No noise shall be emitted from outdoor speakers or live entertainment on the patio(s) in such a manner that exceeds the general level of noise emitted by uses outside the premises of the business and disturbs adjacent businesses and/or residential areas.
7. Music shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured at the commercial property line.
8. The establishment shall provide a contact phone number of a responsible person (i.e., bar owner and/or manager) to interested neighbors to resolve noise complaints quickly and directly.
9. The Use Permit does not override any State liquor licensing requirements. The applicant must comply with all regulations that pertain to the liquor license.

Note: Stipulation No. 10 was amended as a result of the Planning and Zoning's discussion during the regular meeting:

10. Live entertainment indoors may occur Monday through Friday from 7:00 p.m. to 2:00 a.m. and Saturday through Sunday 11:00 a.m. to 2:00 a.m. Speakers may be used on the outdoor patio Sunday through Thursday from 7:00 p.m. to 9:00 p.m. and Friday through Saturday from 11:00 a.m. to 11:00 p.m.
11. Live entertainment shall be limited indoors to include disc jockeys (DJs), karaoke, live bands, performers, comedians, and dancing. The outdoor patio shall be limited to speakers and TVs for sporting events.

12. All exterior doors on the outdoor patio and the front of the suite shall remain closed and not be kept open except for when being passed through.

Note: Stipulation No. 13 and No. 14 were added as a result of the Planning and Zoning's discussion during the regular meeting:

13. Smoking shall be prohibited on the outdoor patio prior to 7PM on weekdays

14. Security personnel shall be provided onsite during all events.

CHAIR HEUMANN moved to approve the Action Agenda of the October 16, 2024, Regular Planning and Zoning Commission Meeting with Stipulations presented by staff, amended Stipulations No. 5 and No. 10, and added Stipulations No. 13 and No. 14; Seconded by COMMISSIONER SCHWARZER.

Motion carried (5-1), Commissioner Golla dissenting.

CHAIR HEUMANN announced that the Planning and Zoning Commission is a recommending body to the City Council and PLH24-0031 Sneakerheadz Restaurant and Lounge will be heard before City Council on November 7, 2024; therefore, the public and speakers tonight will have another chance to let their concerns be heard.

Member Comments/Announcements

VICE CHAIR KOSHIOL announced that this Saturday, October 19, 2024, is the Annual For Our City Day. She stated it is a great opportunity to revitalize a neighborhood and it happens every October. She encouraged everyone who has not participated before to do so and if you are not able to attend this year to look for it next year.

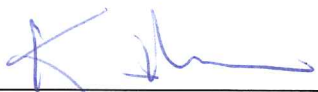
CHAIR HEUMANN echoed Vice Chair Koshiol's statements and explained that For Our City Day is a very cool event with hundreds of volunteers who spruce up yards, paint, and revitalize the community. He also mentioned there are a lot of neighborhood block parties.

Calendar

The next regular meeting will be held on Wednesday, November 20, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 6:36 p.m.

A handwritten signature in blue ink, appearing to be 'Kevin Mayo', written above a horizontal line.

Kevin Mayo, Secretary

A handwritten signature in blue ink, appearing to be 'Rick Heumann', written above a horizontal line.

Rick Heumann, Chair