

Meeting Minutes

Planning and Zoning Commission

Study Session

November 20, 2024 | 5:00 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 5:00 p.m.

Roll Call

Commission Attendance

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

Staff Attendance

Kevin Mayo, Planning Administrator
Lauren Schumann, Principal Planner
Taylor Manemann, Associate Planner
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. October 16, 2024, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of October 16, 2024, and Regular Meeting of October 16, 2024.

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

2. PLH24-0021/PLT24-0007 CHANDLER 56

TAYLOR MANEMANN, ASSOCIATE PLANNER presented details regarding the request for Rezoning from Planned Area Development (PAD) for automobile storage and salvage yard uses to Planned Area Development (PAD) for Planned Industrial (I-1) type uses and automotive accessory sales and installation uses, Preliminary Development Plan (PDP) approval for site layout and building architecture, and Preliminary Plat approval. The 13.9-acre site is located approximately a quarter mile north of the northeast corner of 56th Street and Chandler Boulevard.

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

3. PLH24-0033 ROUND 1 BOWLING & ARCADE

TAYLOR MANEMANN, ASSOCIATE PLANNER presented details regarding the request Use Permit approval for a Series 6 Bar Liquor License within a new bowling alley and arcade. The new business is located at 3177 W Chandler Boulevard in the Chandler Fashion Center, generally located at the southwest corner of Price Road and Chandler Boulevard.

COMMISSIONER LOPEZ pointed out the signage appeared to occupy both floors and asked when a tenant occupies the second floor, would this cause conflict or from a different view would the second-floor tenant have their own signage.

TAYLOR MANEMANN, ASSOCIATE PLANNER presented the site plan and clarified while the Applicant's sign would occupy two stories to their frontage, the future second-floor tenant would have their own frontage on the left side of the building.

CHAIR HEUMANN mentioned there was a tenant for the second floor with the a frontage on the left-side.

COMMISSIONER LOPEZ acknowledged the elevated portion of the building and reiterated his concern, asking whether the second-floor tenant would conflict with the first tenant's signage since the second floor was part of the same building.

CHAIR HEUMANN mentioned the second-floor tenant is an Asian seafood restaurant or something similar and asked staff for the name of the business.

LAUREN SCHUMANN, PRINCIPAL PLANNER clarified the second-floor tenant would likely be Seafood City, a Filipino grocery store with associated food courts.

COMMISSIONER LOPEZ mentioned there would likely be no conflicts regarding the signage, as the second-floor tenant would have their own separate frontage. He stated that he was just seeking clarification if there were stipulations in place to ensure there would be no conflicts.

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

4. Notice of Cancellation of the December 4, 2024, and December 18, 2024 Planning and Zoning Commission Hearings

Move Planning and Zoning Commission cancel the December 4, 2024, and December 18, 2024 Planning and Zoning Commission Hearings.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, January 15, 2025, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 5:31 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chair