

Meeting Minutes

Planning and Zoning Commission

Study Session

March 19, 2025 | 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 5:03 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Commissioner Michael Quinn
Commissioner Kyle Barichello
Commissioner Charlotte Golla
Commissioner Ryan Schwarzer
Commissioner Tom Bilsten

Staff Attendance

David De La Torre, Planning Manager
Lauren Schumann, Principal Planner
Darsy Smith, City Planner
Mika Liburd, City Planner
Thomas Allen, Assistant City Attorney
Taylor Kosareff, Clerk

Absent

Vice Chairman Sherri Koshiol - Excused

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

Consent Agenda and Discussion

1. February 15, 2025, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of February 15, 2025, and Regular Meeting of February 15, 2025.

2. Rezoning, PLH24-0045 Beach House, located at 603 E Carla Vista Drive, generally located north and east of the northeast corner of Arizona Avenue and Chandler Boulevard.

MIKA LIBURD, CITY PLANNER presented details regarding the request for rezoning PLH24-0045 Beach House from Single Family District (SF-8.5) to SF-8.5/Planned Area Development to allow for additional detached structures in the rear yard with reduced setbacks, subject to the conditions as recommended by Planning staff. Planning staff recommends approval of the rezoning.

CHAIRMAN HEUMANN commented that the space is eclectic, and this is a cool use of the space, and the applicant has done an amazing job offering services as long as the property is kept clean.

COMMISSIONER GOLLA commented that she loves the playground material put out. Asked about the ages of the people walking from Galveston Elementary and what ages the students taking classes will be. She also asked if the applicant has cameras on the property.

MIKA LIBURD, CITY PLANNER responded she would have the applicant answer the questions.

COMMISSIONER BILSTEN commented that the use of the space is creative and that the applicant donating this much time to the community is incredible. Asked if anything triggered the request to bring some of the listed items up to code or was this due to the applicant wanting to add additional structures to the backyard.

MIKA LIBURD, CITY PLANNER stated the Applicant reached out to the city and was unsure of the process. Was directed by City staff, Fire, Building and Planning.

DAVID DE LA TORRE, PLANNING MANAGER answered Commissioner Golla's question stating he believes that parents walk with their children to the lessons or park at the Galveston school and walk to the lessons from there and that children are escorted by their parents and most students are typically elementary aged.

APPLICANT stated children come from all around and not just from Galveston Elementary

but are usually escorted by their parents.

3. Use Permit, PLH22-0037 St Amand Kitchen & Cocktails, 3990 S Alma School Road, generally located at the northwest corner of Alma School and Ocotillo Roads.

DARCY SMITH, CITY PLANNER presented details for Use Permit PLH22-0037 St Amand Kitchen & Cocktails for an entertainment use permit for live indoor entertainment and outdoor speakers for ambient music, subject to the conditions as recommend by Planning staff. Planning Staff recommends approval with stipulations of no time limit.

COMMISSIONER BILSTEN commented that space already has live music taking place and asked if this request was response to a complaint or the applicant acknowledging they do not have the allowances currently. Also asked what it will look like if the music negatively impact the neighboring senior care facility.

DARCY SMITH, CITY PLANNER advised that this request was brought up when the business was renewing their series 12 liquor use permit. When the permit was received City Planning contacted the business to confirm there was no live entertainment and this business did have live entertainment, so we are bringing the business into conformant now. In the stipulations it is noted that a contact must be listed if the music is ever too loud. More details in the narrative but the business is not requesting any outdoor entertainment just the speakers outside.

CHAIRMAN HEUMANN commented we have two standard stipulations in here, no noise shall be admitted from the external speakers that exceeds the general level of noise and there is also a phone number if there is a problem. The application also lists the business hours that are mundane in terms of hours so there are some protections.

CHAIRMAN BILSTEN commented there is a proposed outdoor stage and that they would need to control the speaker level.

CHAIRMAN SCHWARZER commented he frequents the location it's a great area, great restaurant and lively to the community and he is in full support of them having music there.

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 5:22 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman