

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

April 2, 2025 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Vice Chairman Koshiol at 5:30 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chairman Sherri Koshiol
Commissioner Charlotte Golla
Commissioner Tom Bilsten
Commissioner Mike Quinn
Commissioner Ryan Schwarzer

Staff Attendance

David de la Torre, Planning Manager
Taylor Manemann, City Planner
Thomas Allen, Assistant City Attorney
Taylor Kosareff, Clerk

Absent

Commissioner Kyle Barichello - Excused

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Schwarzer.

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.

Consent Agenda and Discussion

1. **PLH25-0003 Countrywide Frye Road Campus**

Request for amendment of the existing Planned Area Development (PAD) zoning district by allowing medical office uses in addition to the uses currently allowed which include general office and Planned Industrial (I-1) type uses.

Proposed Motion:

Rezoning

Move City Council introduce and approve PLH25-0003 Countrywide Frye Road Campus, amending the existing PAD to allow medical office uses in addition to the uses currently allowed, subject to the conditions as recommended by Planning and Zoning commission

Recommended Conditions of Approval: (Including two revisions presented by staff at the meeting):

1. Development shall be in substantial conformance with exhibits and representation entitled "Countrywide Frye Road Campus" kept on file in the City of Chandler's Planning Division in File No. PDP06-0026, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Uses permitted shall be those permitted in the I-1 zoning district, general office uses, and medical uses for out-patient care.
3. The use of a data center as the primary use shall be prohibited.
4. The site shall be maintained in a clean and orderly manner.
5. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
6. All signage shall conform to the City of Chandler sign codes.

Consent Agenda Motion and Vote

Commissioner Quinn moved to accept the Consent Agenda of the April 2, 2025, Regular Planning and Zoning Commission Meeting, as presented with the two revisions in the memo. Revising condition number 2 and deleting condition number 4; Seconded by Commissioner Schwarzer.

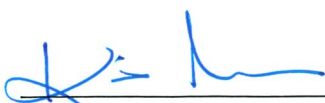
Seeing that no one from the public was in attendance the motion was carried unanimously (6-0).

Calendar

The April 16 Planning & Zoning Commission Meeting has been canceled. The next Regular Meeting of the Planning & Zoning Commission will be Wednesday, May 7, 2025

Adjourn

The meeting was adjourned at 5:33 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman