

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

May 21, 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 Chairman Heumann at 5:41 p.m.

Roll Call

Commission Attendance

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

Staff Attendance

David de la Torre, Planning Manager
Lauren Schumann, Principal Planner
Mikayela Liburd, City Planner
Thomas Allen, Assistant City Attorney
Taylor Kosareff, Clerk
Danielle Smee, Clerk

Absent

Vice Chair Sherri Kolshiol- Excused
Chairman Michael Quinn- Excused

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Bilsten.

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

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the Board or Commission, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

1. March 19, 2025, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve the meeting minutes of the Study Session and Regular Meeting held on March 19, 2025

2. April 2, 2025, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve the meeting minutes of the Study Session and Regular Meeting held on April 2, 2025

3. Rezoning and Preliminary Development Plan, PLH24-0035 California Duplex, generally located 1/2 mile south of the southwest corner of Chandler Boulevard and Arizona Avenue.

Rezoning Move Planning and Zoning Commission recommend approval of Rezoning PLH24-0035 California Duplex, Rezoning from Planned Area Development (PAD) for Single-Family Residential to PAD for a Duplex, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH24-0035 California Duplex for site layout and building architecture, subject to the conditions as recommended by Planning staff.

CHAIRMAN HEUMANN acknowledged a speaker card and invited speaker to the podium.

JULIETTE SPENCE, 220 S. Dakota St, Chandler, spoke about living in Downtown Chandler in the Pueblo Viejo area. Ms. Spence reflected on the changes that have already occurred in her neighborhood regarding the existing duplex being built in the area, with concern for the height and general large size of the building. Additionally, Ms. Spence does not think that the style of the proposed building is consistent with the current style of housing in the neighborhood.

CHAIRMAN HEUMANN stated that this is an 'unusual parcel' of zoning in its history. Chairman Heumann expressed concern for lot size and building size ratio. Chairman Heumann reported he would like to see the lot coverage reduced to 42-45% and inquired as to why the lot coverage is so large in this instance.

DAVID DE LA TORRE, PLANNING MANAGER, stated that actual proposed lot coverage is 47% with a staff allowance for a maximum of 50% to allow for covered patio area in the outdoor area, should applicant wish to add one in the future. Chairman Heumann asked why this lot coverage percentage being allowed for this instance and asked what the applicant was providing to the community. Mr. De La Torre stated it is making the lot developable and providing more housing. Chairman Heumann stated though the building was large, "but by right, it could be done."

COMMISSONER GOLLA asked about covered parking spaces being included in that lot coverage percentage. DAVID DE LA TORRE, PLANNING MANAGER stated percentage did include covered parking spaces.

CHAIRMAN HEUMANN directed staff to continue to look at lot coverage size percentages moving forward as he did not want to see them continue to increase. Additionally, Chairman Heumann would like e-mails from citizens included in documentation provided and presented in the future.

Consent Agenda Motion and Vote

COMMISSONER BARICHELLO moved to approve the Consent Agenda (Items 1, 2 and 3) of the May 21, 2025, Regular Planning and Zoning Commission Meeting; Seconded by COMMISSIONER GOLLA.

Motion carried unanimously (5-0).

Member Comments/Announcements

DAVID DE LA TORRE, PLANNING MANAGER, introduced Commission Board members to DANIELLE SMEE, CLERK. Mr. De La Torre reported that the meeting dates for the month of June will be June 4, 2025 and June 18, 2025. At the June 18, 2025 meeting, they will be reviewing the Downtown Region Area Plan update. The Planning and Zoning Commission Hearing slated for July 2, 2025 will likely be canceled at this time.

COMISSIONER BILSTEN wished COMISSIONER GOLLA a "Happy Birthday."

LAUREN SCHAUMANN, PRINCIPAL PLANNER, briefed the Commission on recent public events regarding the General Plan update.

Calendar

The next regular meeting will be held on Wednesday, June 4, 2025, in the Chandler City Council Chambers, 88 E. Chicago Street.

Informational Items

No additional items.

Adjourn

The meeting was adjourned at 5:52 p.m.

 for KM

Kevin Mayo, Secretary

Rick Heumann, Chairman