

Meeting Minutes

Planning and Zoning Commission

Study Session

June 4, 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 5:01 p.m.

Roll Call

Commission Attendance

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

Staff Attendance

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

Absent

Commissioner Kyle Barichello
Commissioner Michael Quinn

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. May 21, 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 May 21, 2025

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

2. Entertainment Use Permit, PLH25-0002 Black Sheep Wine Bar, 98 5 San Marcos Pl, generally located ¼ mile south of the southwest corner of Arizona Avenue and Chandler Boulevard

Move Planning and Zoning Commission recommend approval of PLH25-0002 Black Sheep Wine Bar for an Entertainment Use Permit for live indoor entertainment, including live acoustical music performances and outdoor speakers for ambient music, subject to the conditions as recommended by Planning staff.

DARBY SMITH, CITY PLANNER, presented details regarding the request Use Permit approval for Black Sheep Wine Bar in the Downtown Chandler area. There have been no police reports for noise at this business since 2021. Ms. Smith reviewed hours of operation as well as the hours that live entertainment would be occurring, noting the music was going to generally be acoustic solo or duo acts or ambient music styles.

A neighborhood meeting was held April 22, 2025. There was a reported neighboring business owner that wanted to attend the neighborhood meeting but was unable to do so. Upon speaking with the planner further and receiving clarification on the hours of entertainment that were going to be permitted, there were no further concerns.

CHAIR HEUMANN stated he was glad to see that the Black Sheep Wine Bar was able to develop their patio area further since COVID-19 when they first set up an outdoor space.

There were no further questions or comments.

3. Zoning Code Amendment, PLH25-0007 Medical Marijuana Code Amendment

Move Planning and Zoning Commission recommend approval of a Zoning Code amendment to Chapter 35 - Section 2213 Medical marijuana facility, medical marijuana cultivation site, and infusion food establishment by replacing the one (1) year time condition for medical marijuana facilities approved through a Use Permit with any period of time approved by the City Council.

TAYLOR MANEMANN, CITY PLANNER presented details regarding the proposed zoning code amendment for medical marijuana. Ms. Manemann presented the background history on regulating medical marijuana as well as recreational marijuana in the City of Chandler, including the Use Permit length for current facilities. Ms. Manemann shared that this amendment would allow greater flexibility for facilities that have shown continuous conformance with their approval stipulations and aligns with other Use Permits in the city which already allow for a period of time as approved by City Council, rather than just one year. Staff reports they have received no opposition to this amendment at this time.

CHAIR HEUMANN inquired about clarity on if this amendment was for any facility or for existing or new facilities only. Ms. Manemann clarified that it was a code amendment for all locations, not just existing locations and offered the example of Series 6 licenses increments for permits.

CHAIR HEUMANN inquired if staff had set permit time frames.

DAVID DE LA TORRE, PLANNING MANAGER, clarified that it could be any time set for the business and that it would be up to the City Council in how they wanted to set that up, noting it could be one year permits several times if a business was non-compliant or had concerns brought to attention.

There are believed to be no additional risks created to the community with this amendment as reported by Chair Heumann.

COMMISSIONER SCHWARZER asked if this was only applicable for medical marijuana facilities. Ms. Manemann clarified it applied to medical facilities or dual license facilities that sold both medical or recreational marijuana.

COMMISSIONER GOLLA asked for clarification if facilities or businesses would have to come back to council each time they needed to renew their Use Permit.

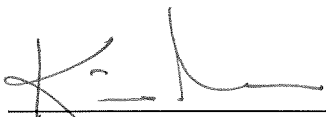
CHAIR HEUMANN elaborated that this amendment gives the businesses the opportunity for a longer permit extension so they would not have to come back each year to re-new their Use Permit.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, June 18, 2025, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:13 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman