

Meeting Minutes

Planning and Zoning Commission

Study Session

June 18, 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 Vice Chair Koshiol at 5:00 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann*
Vice Chairman Sherri Koshiol
Commissioner Michael Quinn
Commissioner Ryan Schwarzer
Commissioner Kyle Barichello
Commissioner Tom Bilsten*

Staff Attendance

David de la Torre, Planning Manager
Lauren Schumann, Principal Planner
Alisa Petterson, Senior Planner
Jenny Winkler, Assistant City Attorney
Taylor Kosareff, Clerk
Danielle Smee, Clerk

*.. Appeared telephonically

Absent

Commissioner Charlotte Golla-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.

Consent Agenda and Discussion

1. June 4, 2025, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of June 4, 2025, and Regular Meeting of June 4, 2025.

VICE CHAIR SHERRI KOSHIOL led this meeting as CHAIRMAN RICK HEUMANN attended this study session telephonically. Ms. Koshiol asked if there were any questions in relation to the previous meeting minutes from the June 4, 2025 Planning and Zoning Study Session and Regular Meeting. There were no questions or comments on the previous meeting minutes.

2. PLH24-0030 Downtown Region Area Plan Update

Move Planning and Zoning Commission withdraw this request for the purpose of re-advertising at a later date. The request is to adopt the Downtown Region Area Plan establishing future land uses, conceptual design guidelines and other goals and policies to replace the Downtown-South Arizona Corridor Area Plan, which consists of the Redevelopment Area Plan and the South Arizona Avenue Entry Corridor Study, and the South Arizona Avenue Design Guidelines.

SENIOR PLANNER ALISA PETTERSON presented a request for withdrawal of the Downtown Region Area Plan Update. Through a recently completed comprehensive housing study, staff were made aware of the need for more housing units, causing staff to consider re-evaluation to the Downtown Region Area Plan to make sure it best meets the needs of the City of Chandler. Ms. Petterson also referenced the objective design standards that need to be addressed per State legislature. Ms. Petterson reports that this case will likely be revisited with the Planning and Zoning Commission later this year.

VICE CHAIR KOLSHIOL inquired about the relation of the housing study to the General Plan and when the timeframe would be for the General Plan update. Ms. Petterson deferred to SENIOR PLANNER LAUREN SCHAUMANN, who provided more information on the comprehensive housing plan timelines, including the upcoming council work session and going before council in August 2025. As far as General Plan, there is still outreach happening with the community and January 2026 is likely when General Plan will be reviewed by Council. A draft will reportedly be available in October 2025.

3. PLH25-0013 Temporary Signs in the Public Right-of-Way

Amendment to Chapter 39 Sign Code of the Code of the City of Chandler relating to temporary

signs in the public right-of way.

PLANNING MANAGER, DAVID DE LA TORRE presented the proposed amendment. Mr. De La Torre reported that with this amendment, signs that are posted in the right-of-way would require the posters contact information, including a name and method of contract, such as a phone number or e-mail address and explicitly authorize staff to remove illegal temporary signs from the public right-of-way.

COMMISSIONER BARICHELLO inquired if the signs were allowed to be taken down by staff should they not have the contact information that the amendment would require. Mr. De La Torre differed to JENNY WINKLER, ASSISTANT CITY ATTORNEY. Ms. Winkler provided context about the legality of this amendment, stating that if the signs are not properly marked as the ordinance states, then it would be subject for Code Enforcement staff to remove the sign from the right-of-way.

COMMISSIONER SCHWARZER inquired if this was only in relation to political signs during election season or all signs that are posted in the right-of-way. Mr. De La Torre reports this is for all temporary signs. Mr. De La Torre notes that there is a specific allotted timeframe during an election in which political signs cannot be removed from the right-of-way per Arizona Revised Statute. Mr. De La Torre acknowledged the Supreme Court case of 'Reed vs. Town of Gilbert,' noting that cities cannot regulate signs based on their content so the City of Chandler would not remove any signs during that election timeframe.

COMMISSIONER SCHWARZER also inquired if this impacted the size of signs displayed in the right-of-way as he has noticed that signs can be larger and placed in areas which can impact the visibility on roads for drivers. Mr. De La Torre stated that per Arizona Revised Statute, staff can move signs if they are presenting safety hazard. VICE CHAIR KOSHIOL clarified that signs can be "moved, but not removed."

COMMISSIONER BILSTEN stated he wanted to make sure that with this amendment, there was also very clear information on the City website and that contact information provided for staff is made available so that citizens can understand the ordinance and can get in touch with staff easily. Mr. De La Torre stated he would connect with others within the city to make sure the suggestion is addressed and how the website could be updated to provide convenience to citizens.

CHAIRMAN RICK HUEMANN inquired if this amendment had anything to do with signs placed in medians and if they would be automatically moved or relocated. Mr. De La Torre informed the chairman that this amendment did not address whether signs were able to be in a median, but that staff could remove signs displayed "illegally" per the sign code. Mr. De La Torre stated he would review the sign code he had in front of him to further verify. Chairman Heumann recalled phone calls that were previously received for his signs about them not being allowed in the median. Mr. De La Torre clarified that per the code, a sign could not be posted on a city property,

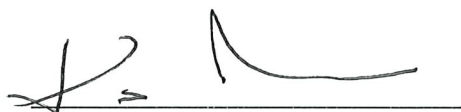
including light poles and utility poles as well as trees on public property. Chairman Heumann wanted to have City Council clarify if signs could be in the median. Chairman Heumann wanted to confirm his understanding that signs without proper contact information by the poster will be removed. Mr. De La Torre referenced the legal counsel's response from earlier in the meeting and confirmed that any sign that does not have the proper contact information would be able to be removed by staff. Additionally, Chairman Heumann stated his opinion that the City should create a political sign-free zone in the downtown area as permitted by state statutes. Mr. De La Torre reports that was brought up for staff by City Council at one time but that it is not part of the current amendment proposal.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, July 2, 2025, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:17 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman