

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

September 17, 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 Chair Heumann at 5:38 p.m.

Roll Call

Commission Attendance

Chair Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Tom Bilsten*
Commissioner Ryan Schwarzer

Staff Attendance

Kevin Mayo, Planning Administrator
David De La Torre, Planning Manager
Lauren Schumann, Principal Planner
Taylor Manemann, Planner
Thomas Allen, Assistant City Attorney
Taylor Kosareff, Clerk
Danielle Smee, Clerk

***= Attendance was virtual**

Absent

Commissioner Charlotte Golla- Excused
Commissioner Kyle Barichello- Excused

Pledge of Allegiance

The Pledge of Allegiance was led by Vice Chair Koshiol.

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. September 3, 2025, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve the meeting minutes of the Study Session and Regular Meeting held September 3, 2025

2. Use Permit, PLH25-0019 Ponderosa, 318 S. Bracken Lane, generally located 1/2 mile south of Chandler Boulevard and 1/4 mile east of Price Road

Move Planning and Zoning Commission recommend approval of Use Permit PLH25-0019 Ponderosa, to continue to allow the co-location of an ancillary Medical Marijuana Facility in conjunction with its affiliated onsite Medical Marijuana Cultivation Site and Medical Marijuana Infusion Food Establishment, subject to the conditions as recommended by Planning staff.

3. Preliminary Development Plan, PLH25-0011 CRMC Medical Office Building, located on the Chandler Regional Medical Center campus, at the southeast corner of Frye Road and Dobson Road

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH25-0011 CRMC Medical Office Building, for the site layout and building architecture for a new Medical Office Building, subject to the conditions as recommended by Planning staff.

Consent Agenda Motion and Vote

VICE CHAIR KOSHIOL moved to approve the Consent Agenda of the September 17, 2025, Regular Planning and Zoning Commission Meeting, seconded by COMMISSIONER QUINN, with the added stipulation on item three. There were no votes in opposition. CHAIR HEUMANN abstained voting on item one.

There was a stipulation for item three regarding the time frames provided for the building demolition and move to occur. Per the stipulation, the building will be vacated within 18 months and demolished within 24 months.

Member Comments/Announcements

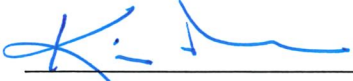
KEVIN MAYO, PLANNING ADMINISTRATOR, wanted to publicly recognize the hard work of the planning team as they are currently working on many large projects, like the General Plan, the Downtown Region Area Plan and Objective Design Standards, while also working on many small projects simultaneously.

Calendar

The next meeting of Planning and Zoning Commission will be held on October 15, 2025 at 5:30PM in the City Hall Council Chambers, 88 E. Chicago St, Chandler.

Adjourn

The meeting was adjourned at 5:43 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman