

Meeting Minutes

Planning and Zoning Commission

Study Session

November 19, 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 Chair Heumann at 5:03 p.m.

Roll Call

Commission Attendance

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

Staff Attendance

David de la Torre, Acting Planning Administrator
Lauren Schumann, Principal Planner
Mikayela Liburd, Planner
Darsy Smith, Planner
Thomas Allen, Assistant City Attorney
Danielle Smee, Clerk

*= Virtual Attendance

Absent

N/A

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. October 15, 2025, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve the meeting minutes of the Study Session and Regular Meeting held October 15, 2025

CHAIR HEUMANN inquired if there were any questions or concerns from commissioners. VICE CHAIR KOSHIOL wanted to elaborate on the previous meeting's minutes, noting that there were comments she made about water use and she specifically wanted to note that she was referring to the water use in the vacant buildings only.

2. Area Plan Amendment, Rezoning and Preliminary Development Plan PLH25-0016/PLH25-0017/PLT25-0006 Havenwood Manor, located south of the southwest corner of Ocotillo and Basha Road

Request Rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for single-family residential, Preliminary Development Plan approval for subdivision layout and housing product approval for a 107-lot single-family subdivision on approximately 18.6 net acres located ¼ mile southeast of the southeast corner of Alma School and Ocotillo Roads.

DARSY SMITH, PLANNER, presented PLH25-0016/PLH25-0017/PLT25-0006 Havenwood Manor. MS. SMITH provided history of the land site, noting its significance to the Basha family. MS. SMITH referred to request for annexation and the rezoning from agricultural to Planning Area Development for single family residential and a preliminary development plan for a subdivision layout and housing product, as well as a Pre Plat approved for 107 lots within the 18.6 net acres.

MS. SMITH reviewed lot coverage, proposed street frontages, architectural themes (Spanish, Farmhouse, Craftsman and Contemporary) as well as square footage of the proposed homes. Additionally, MS. SMITH introduced the monument sign for display to describe the historical narrative of the Basha site.

An in-person neighborhood meeting was held in September 2025, with 17 residents in attendance. They were concerned with the high density and the increase of traffic. Two letters of opposition were provided, as well as one letter in support. Staff recommends approval with stipulations.

CHAIR HEUMANN asked if this community was gated. MS. SMITH confirmed that it was gated. CHAIR HEUMANN requested a stipulation for the clear disclosure of the dog park, pointing out the greenbelt and specific lots adjacent to the dog park. Additionally, it was requested to note the lights and the ball fields in the nearby park areas.

CHAIR HEUMANN noted the concerns with the traffic but stated that with the history of this parcel with the Basha facility, there was large staff working in the area as well as trucks going in and out frequently. CHAIR HEUMANN stated that maybe having the traffic department involved could be beneficial. MS. SMITH noted that somebody from the traffic department is present today. Additionally, MS. SMITH noted that the greenbelt has been extended so that no part of the lot 36 or lot 37 be backed up to the dog park.

CHAIR HEUMANN stated that he would like it to be clearly written as a stipulation because there will be noise. CHAIR HEUMANN also asked about the silhouette of the water tower and asked how tall the shadow would be.

3. Entertainment Use Permit, PLH25-0027 Morning Glory Brunchery, 70 E Riggs Road, generally located at the northeast corner of Arizona Avenue and Riggs Road

Request Entertainment Use Permit approval to allow for outdoor speakers in an outdoor patio at 70 E Riggs Road, generally located at the northeast corner of Arizona Avenue and Riggs Road.

MIKAYELA LIBURD, PLANNER presented PLH25-0027 Morning Glory Brunchery for an Entertainment Use Permit. MS. LIBURD provided background information on the property, including location and current zoning as well as hours of proposed hours of operation.

A neighborhood meeting was held in September 2025 and there was nobody in attendance. Staff has received 13 letters and emails in opposition. There are concerns with noise levels and announcements (especially in the early morning hours) and smoking on the patio. Staff recommended approval of the entertainment use permit with stipulations.

CHAIR HEUMANN inquired about the year 2007 which MS. LIBURD stated in her presentation as he was not sure that was an accurate year for the property. MS. LIBURD clarified that it was 2017. CHAIR HEUMANN noted that he does find the times that music is played to be an issue. There were questions about the times the music can be played, with commissioners looking to alter the times music could be allowed, providing 9AM as a possible starting time instead of 6AM, due to the closeness of a housing development directly behind the restaurant. Additionally, it was suggested that the sounds only be for ambient music and not for announcements to seat patrons at tables. With the concern for smoking, it was noted that most places do not allow smoking on their patio.

COMMISSIONER QUINN inquired about the sound levels that are permitted, in case neighbors do have an issue with the noise. MS. LIBURD reports that stipulation 5 asked for volume levels to be reasonable and that they are to provide a contact phone number to residents to call if there is an issue so that it could be resolved quickly.

CHAIR HEUMANN shared that is the normal stipulation. COMMISSIONER QUINN asked what is "reasonable." MS. LIBURD reports per code there is no established measurement of noise. COMMISSIONER QUINN noted that the houses that are backing right up to the business, it should be looked to have a specific established decibel level, suggesting "at the fence line the sound does not exceed 65 decibels."

CHAIR HEUMANN was in agreement with COMMISSIONER QUINN, stating that the business will also have to return in a year for a new permit and any concerns can be addressed then.

VICE CHAIR KOSHIOL suggested that the applicant utilize an application or pager instead of using an announcement system to cut down on noise. MS. LIBURD stated she would speak with the applicants about this.

CHAIR HEUMANN noted that the stipulations could include use for ambient music only and not for announcements. COMMISSIONER BILSTEN stated that would also be his suggestion.

4. Entertainment Use Permit, PLH25-0030 Maple House, 198 W Boston St., generally located ¼ mile south of the southwest corner of Arizona Avenue and Chandler Boulevard

Request Entertainment Use Permit time extension to continue to allow live outdoor entertainment and speakers indoors and outdoors, at 198 W Boston Street, generally located ¼ mile south of the southwest corner of Arizona Avenue and Chandler Boulevard.

MIKAYELA LIBURD, PLANNER, presented PLH25-0030 Maple House for an Entertainment Use Permit. MS. LIBURD reviewed the location and zoning of the business as well as business hours and hours for live entertainment (Sunday- Thursday 4PM-9PM, Friday- Saturday 4PM-11PM) and speaker use (matching business hours).

A neighborhood meeting was held virtually in November 2025, in which three residents were in attendance. Staff was unaware with any opposition of this request. Staff recommended approval of the use permit with stipulations.

CHAIR HEUMANN reported that Maple House has been a busy place and that there have been no complaints for the site.

5. Entertainment User Permit, PLH25-0021 J Alexander's Restaurant, 7111 W Ray Road, generally located at the southwest corner of Ray Road and 56th Street

Request Entertainment Use Permit approval to allow for speakers in an outdoor patio area at 7111 W Ray Road, generally located at the southwest corner of Ray Road and 56TH Street.

MIKAYELA LIBURD, PLANNER, presented PLH25-0021 J Alexander's Restaurant Entertainment Use Permit for speakers on the patio area. MS. LIBURD reviewed the location and zoning for the buildings as well as business hours (Monday-Sunday 11AM-11PM) with speaker use hours matching business hours.

There was a neighborhood meeting in September 2025. Staff is unaware of any opposition to this request. Staff recommended approval of the entertainment use permit with stipulations.

CHAIR HEUMANN reported that he has been to the restaurant and stated it is a nice addition to the area. He additionally noted that the townhomes in the area are quite far back and there are buildings between the homes and the restaurant so there should be no issues.

6. Notice of Cancellation of the December 3, 2025 Planning and Zoning Commission Hearing

Planning staff is recommending the cancellation of the December 3, 2025 Planning and Zoning Commission due to management of cases.

CHAIR HEUMANN acknowledged the cancelation of this meeting.

Calendar

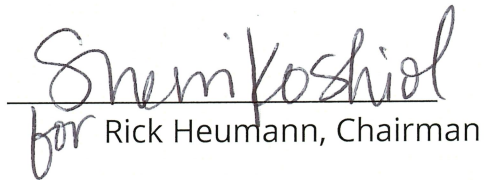
The Planning and Zoning Commission will meet on December 19, 2025 for a Study Session at 5:00 PM and a Regular Meeting at 5:30 PM, held in the Chandler City Council Chambers, located at 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 5:27 PM.



David De La Torre, Secretary


for Rick Heumann, Chairman