

Meeting Minutes

Planning and Zoning Commission

Study Session

December 17, 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 Chair Sherri Koshiol
Commissioner Charlotte Golla
Commissioner Michael Quinn
Commissioner Tom Bilsten

Staff Attendance

David de la Torre, Acting Planning Admin.
Lauren Schumann, Principal Planner
Darsy Smith, City Planner
Taylor Manemann, City Planner
Mikayela Liburd, City Planner
Thomas Allen, City Attorney
Danielle Smee, Clerk

*= Virtual Attendance

Absent

Commissioner Ryan Schwarze-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. November 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 November 19, 2025

VICE CHAIR KOSHIOL inquired if there were any comments on the Meeting Minutes for November 19, 2025. There were none.

2. Rezoning and Preliminary Development Plan, Seasons at McQueen

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH25-0014 Seasons at McQueen, Rezoning from AG-1 to PAD for single-family residential, generally located east of the northeast corner of Willis and McQueen Road, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH25-0014 Seasons at McQueen for subdivision layout for 57 homes and housing product, generally located east of the northeast corner of Willis Road and McQueen Road, subject to the conditions as recommended by Planning staff.

DARSY SMITH, CITY PLANNER, presented PLH25-0014 Seasons at McQueen. MS. SMITH reviewed the current zoning and the future plans for a single-family residential area with 57 homes. MS. SMITH reviewed the density of the area, including that of nearby neighborhoods. MS. SMITH shared setbacks for lots proposed as well as design styles proposed. It was noted that there is a specific area that will only allow certain one-story floor plans, as it backs up to another neighborhood. There will be an active turf area, ramada and sports court.

Two neighborhood meetings were held. The first meeting (held August 19, 2025) had 10 residents in attendance and the second meeting (held November 12, 2025) had 5 residents in attendance. Concerns were for the high density of the proposal, two story homes and concerns with increased traffic. Staff is aware of two people opposed to the project, citing concerns with traffic on McQueen Road.

Staff recommended approval, with stipulations. An addendum memo was provided to Commissioners outlining additional stipulations.

CHAIR HEUMANN stated this was a good land use and that the applicant reducing the density and having those setbacks will “break this up” for the surrounding neighbors. He did not believe that 57 lots would create much more traffic.

VICE CHAIR KOSHIOL was in agreement with CHAIR HEUMANN. VICE CHAIR KOSHIOL asked about traffic, wanting to know what the applicant was required to prepare for the traffic engineer for

potential impact. MS. SMITH reported that RAYMOND HUANG, TRAFFIC ENGINEER was present for questions.

RAYMOND HUANG stated a traffic impact study was submitted by the applicant and was reviewed. MR. HUANG reported they were not required to submit a study, but still did so.

VICE CHAIR KOSHIOL informed the crowd that speaker cards were available in the lobby area, should anyone wish to speak on any items at the Regular meeting.

3. Rezoning, Jones Residence

Move Planning and Zoning Commission recommend approval of Rezoning, PLH25-0035 Jones Residence, rezoning from Agricultural District (AG-1) to Single-Family District (SF-33) to allow for reduced setbacks for an additional of an existing single-family home located at 870 E Willis Road, subject to the conditions as recommended by Planning staff.

TAYLOR MANEMANN, CITY PLANNER presented PLH25-0035 Jones Residence. MS. MANEMANN reviewed the current zoning and the request for rezone to allow for an addition to be built on a single family home. MS. MANEMANN reviewed the architectural style will be continued with that of the existing with this addition. It was noted that the surrounding homes have done similar improvements and additions to their homes and have had to rezone as well.

A neighborhood meeting was held on November 24, 2025 with only the applicant and staff in attendance. Staff recommended approval, subject to one stipulation.

There were no comments or questions on this item.

4. Use Permit and Entertainment Use Permit, Trophy Bar

Move Planning and Zoning Commission recommend approval of Use Permit and Entertainment Use Permit PLH25-0029 Trophy Bar to allow for a series 6 bar license and live indoor and outdoor entertainment and speakers indoors and outdoors located at 2551 W Queen Creek Road #4, subject to the conditions as recommended by Planning staff.

DARCY SMITH, CITY PLANNER, presented PLH25-0029 Trophy Bar. MS. SMITH reviewed the operating licensure with previous entertainment being allowed at the site. MS. SMITH reviewed the hours of operation (11 AM-2 AM) as well as the hours of speaker operation (11 AM- 2AM) and hours of live entertainment (Friday, Saturdays and Holidays 5 PM- 10 PM).

A neighborhood meeting was held on November 20, 2025 with two residents in attendance. Staff reported a total of five emails received in opposition, with two concerns since resolved, and four residents in support of the request. There has been positive feedback since. Staff recommends approval with stipulations.

CHAIR HEUMANN inquired about the speakers being on until 2 AM. MS. SMITH reported that is true, but that it could be clarified with the owner of the property, who was supposed to be present at the Regular meeting.

VICE CHAIR KOSHIOL inquired where the speakers were located on the patio area and asked for a map to visually see their placement. MS. SMITH reported she could also clarify that with the applicant upon his arrival.

VICE CHAIR KOSHIOL inquired if there were other businesses/restaurants in the area that also had speakers on their patio. MS. SMITH reported Bottle and Bean also has live entertainment and speakers outside. VICE CHAIR KOSHIOL asked about their hours of operation and live entertainment at Bottle and Bean. MS. SMITH reported their live entertainment ended at 10 PM but she would need to verify the time that the business used their speakers.

CHAIR HEUMANN stated he was not concerned with the live entertainment time frames, but was concerned with the speakers being on until 2 AM every day.

5. Use Permit, St. Mary Basha Elementary School

Move Planning and Zoning Commission recommend approval of Use Permit PLH25-0032 St. Mary Basha Elementary School for a new one-story multi-purpose building on the existing school campus, 200 W Galveston Street, generally located ¼ mile west of Arizona Avenue, on the north side of Galveston, subject to the conditions as recommended by planning staff.

MIKAYELA LIBURD, CITY PLANNER presented PLH25-0032 St. Mary Basha Elementary School. MS. LIBURD reviewed the current zoning as well as the request for a 21,300 square-foot building to include a gymnasium, classrooms, music stage, storage, warming kitchen and entry lobby. MS. LIBURD reviewed the proposed building elevations and building materials and the parking requirements.

A neighborhood meeting was held on November 6, 2025 with five people in attendance. Staff is unaware of any opposition to the request. Staff recommends approval with stipulations.

COMMISSIONER BILSTEN inquired about parking, stating he was not sure there was enough parking provided.

MS. LIBURD reported that in working with the applicant it was found that there was no additional parking required as the school and the church would not be occupied at the same time. COMMISSIONER BILSTEN shared he felt that having overlapping uses of the spaces was a creative use of space to not “overpark areas” and have unused empty spaces.

COMMISSIONER GOLLA reported that she has experience with pick up and drop off at the school area and noted that the school ensures times are purposely staggered for pick up and drop off to mitigate that type of issue.

CHAIR HEUMANN reported no concerns, stating the school and church were "good neighbors."

Calendar

The next Planning and Zoning Commissioning will be a public Hearing for the Chandler 2026 General Plan and will be held on January 7, 2026, at 5:30 PM at the Chandler Museum, 300 S. Chandler Village Road, Chandler.

Adjourn

The meeting was adjourned at 5:21 p.m.



David de la Torre, Secretary



Rick Heumann, Chairman