

Planning and Zoning Commission Regular Meeting

December 17, 2025 | 5:30 p.m.

Chandler City Council Chambers
88 E. Chicago St., Chandler AZ



Commission Members

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

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a REGULAR MEETING open to the public on Wednesday, December 17, 2025, at 5:30 p.m., at City Council Chambers, 88 E. Chicago Street, Chandler, AZ. One or more members of the Commission may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Planning and Zoning Commission

Regular Meeting Agenda - December 17, 2025

Call to Order/Roll Call **5:30 PM**

Pledge of Allegiance

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

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the Board or Commission, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

1. **November 19, 2025, Planning and Zoning Meeting Minutes**
Move Planning and Zoning Commission approve the meeting minutes for the Study session and Regular Meeting held November 19, 2025
Item 1 approved (5-0)
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 Road and McQueen Road, subject to the conditions as recommended by Planning staff.
Item 2 approved (5-0) with stipulations
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.
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 reduced setbacks for an addition on an existing single-family home located at 870 E Willis Road, subject to the conditions as recommended by Planning staff.
Item 3 approved (5-0)
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 Rd #4, subject to the conditions as recommended by Planning staff.

Item 4 approved (5-0) with revised stipulations

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 an existing school campus, 200 W Galveston Street, generally located 1/4 mile west of Arizona Avenue, on the north side of Galveston, subject to the conditions as recommended by Planning staff.

Item 5 approved (4-0) with one Commissioner recusing

Member Comments/Announcements

Calendar

6. The next Planning and Zoning Commission meeting 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 5:37 PM