

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

November 19, 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 5:45 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
Taylor Manemann, Planner
Thomas Allen, Assistant City Attorney
Danielle Smee, Clerk

*= Virtual Attendance

Absent

N/A

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Bilsten.

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. 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

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.

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.

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.

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.

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 reported there were three speaker cards for Item #2 Havenwood Manor, noting he was not going to pull the item to the Action Agenda just yet.

MONIQUE FULLMER completed a speaker card and was opposed to the project, but did not want to speak at the time. She was concerned with the density of the project with the traffic and nearby park and canal.

MEGAN CRAGHEAD (4425 S BASHA ROAD, CHANDLER) expressed concerns with the property across from Basha Road, noting that the added housing will create more traffic on Basha Road. Additionally, she was concerned with the palm trees along the road, which can cause difficult to see when trying to pull out of the property. She noted that the trees cannot be removed. Lastly, she reported that the density of the housing matches the properties in the surrounding area. MS. CRAGHEAD also did not feel this was "affordable" housing with starting prices at 700K. She was also sad to hear that the water tower would be removed.

CHAIR HEUMANN asked how long this resident had been at her property. She reported she has lived at her current address for 10 years but that she also grew up in the neighborhood.

REUBEN CRAGHEAD (4435 S BASHA ROAD, CHANDLER) had concern with the density of the housing in the area. He also felt it was "uncreative" for the area, noting that the trees could be left or that parking could be added to the park or the water tower could remain. He wanted a chance to provide character to the area and further create "Chandler Culture."

CHAIR HEUMANN then moved Item #2 Havenwood Manor to the Action Agenda. He reported that there were three other items and asked if anybody wished to speak on any other items.

CHAIR HEUMANN asked for staff to read the stipulation added to Item #3 PLH25-0027 Morning Glory Brunchery for the record. MIKAYELA LIBURD, PLANNER, reviewed the added stipulations in regard to the times that music can be played (Monday-Sunday 9 AM-9 PM), as well as the sound levels permitted (not over 65 decibels to nearest residential property line) and that there may only be ambient music over the speaker system.

CHAIR HEUMANN invited the applicant for Item #2 Havenwood Manor to speak, then stated they could have .

BRENNAN RAY, APPLICANT ATTORNEY, spoke on behalf of the applicant. MR. RAY reported he has spent a lot of time on the property and is familiar with the area. He reported that as it was previously the corporate Basha's headquarters, the area has seen heavier traffic. It was noted that the canal and the palm trees are considered historic to the area. As far the water tower, MR. RAY understood the historical impact of the water tower, but that it would be unsafe to remain due to the structural integrity as well as the financial burden on homeowners and the HOA to make sure the water tower remains safe for people to live under. MR. RAY noted that the applicants did include a steel plaque that will include a historic narrative to honor the area. MR. RAY noted that from the Study Session, there will be a stipulation to add a silhouette of the water tower to pay homage to the site in an appropriate way. MR. RAY noted that staff did speak about density in the area, stating that this project is on par with the surrounding neighborhood of Echelon and others nearby. Additionally, MR. RAY reported they will include the added stipulation for the dog park per CHAIR HEUMANN'S request as well.

CHAIR HEUMANN asked if anybody else wished to speak.

MONIQUE FULLMER (4439 S Basha Road, Chandler) stated she did want to speak now. She stated she appreciated what MR. RAY had to say, but that it was a misrepresentation. She felt that when the Basha's facility was operating, the surrounding areas were farms and now there is other housing. MS. FULLMER reported she has concerns with traffic and for the people walking, cycling and skating around the area.

CHAIR HEUMANN asked for somebody from traffic engineering to speak, asking about traffic studies or if the traffic on Basha Road could be "calmed."

RAYMOND HUANG, TRAFFIC ENGINEER, stated that Basha Road is not a local street but is a collector street so there would not be any "traffic calming" in the area based on city guidelines. CHAIR HEUMANN asked if there was a study done to make sure our streets are safer. CHAIR HEUMANN urged to have traffic engineers to look at this area further.

CHAIR HEUMANN concluded the discussion, stating that Chandler is a different place than it once was, noting that it is now a high- tech city of the west and no longer a small farming community. CHAIR HEUMANN reported though the project is not considered affordable, but that Chandler is a "desirable" place to live.

LAUREN SCHUMANN, PRINCIPAL PLANNER, read the revised stipulation for the record in regard to the disclosure of the dog park and the park/sports complex in the immediate area. Those buying homes in this new area will be provided a disclosure on a separate, single form to read and sign prior to or simultaneously when executing a purchase agreement.

CHAIR HEUMANN noted that this stipulation stays with the land, not just the house.

COMMIONER BISLTEN acknowledged those residents that came to speak about preserving the area. He shared that the homes proposed look beautiful and he wanted to go on record to support the Basha family and their contributions to Chandler. He noted that it is time to redevelop the area, stating that the water tower is "really cool" and that he understood it was a staple for the community. He shared he appreciated what the developer is trying to do to include the historical sign and if there was more that can be added, then it should be added.

COMMISSIONER QUINN motioned to approve Item #2, seconded by VICE CHAIR KOSHIOL. CHAIR HEUMANN noted that CHAIR SCHWARZER stepped down from the dais and will not be voting on this specific item due to his residing in the notification area.

CHAIR HEUMANN wished everyone a Happy Thanksgiving.

Consent Agenda Motion and Vote

VICE CHAIR KOSHIOL moved to approve Consent Agenda items of the November 19, 2025, Regular Planning and Zoning Commission Meeting, Seconded by COMMISSIONER QUINN.

Items 1, 3, 4, 5 and 6 were approved unanimously (6-0). Item 2 was approved with five (5) votes in favor and one (1) recusal from Commissioner Schwarzer recusing himself from voting due to his residence residing within the notification zone of this item.

Member Comments/Announcements

None.

Calendar

The Planning and Zoning Commission will meet on December 17, 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 6:12 p.m.



David De La Torre Secretary

Rick Heumann, Chairman