

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

December 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 Vice Chair Koshiol at 5:30 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann*
Vice Chairman Sherri Kohshiol
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 Manneman, City Planner
Mikaeyla Liburd, City Planner
Thomas Allen, Assistant City Attorney
Danielle Smee, Clerk

***= virtual attendance**

Absent

Commissioner Ryan Schwarzer- Excused

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. 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

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.

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.

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.

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.

Consent Agenda Motion and Vote

DARCY SMITH, CITY PLANNER, reviewed Item 2 (Seasons at McQueen) stating that there is an addendum memo with amended stipulations from that memo, discussed in the Study Session presentation.

MS. SMITH also reviewed Item 4 (Trophy Bar) with the addition of Stipulation 5- Hours of Speakers on patio would also be changed to match hours of live entertainment (5 PM- 10 PM).

THOMAS ALLEN, ATTORNEY asked for a brief explanation to the audience. MS. SMITH clarified that there were concerns from Commissioners for the hours of outdoor speaker operation. Applicant was in agreement for the speaker use hours match those of the live entertainment hours.

Commissioner Quinn moved to approve the Consent Agenda of the December 17, 2025, Regular Planning and Zoning Commission Meeting with the modifications to Item 2 (Seasons at McQueen) and the added stipulation related to outdoor speakers to Item 4 (Trophy Bar). Seconded by Commissioner Bilsten.

Motion carried unanimously for Items 1-4 (5-0). Item 5 passed (4-0), with Commissioner Golla recusing herself due to connections with the school.

Member Comments/Announcements

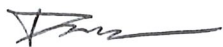
CHAIR HEUMANN wished everyone a Happy Holiday. VICE CHAIR KOSHIOL spoke about her experience with a committee for the Chandler Airport and that AIRPORT DAY is an upcoming event on January 24, 2025 and encouraged the public to attend.

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 5:37 p.m.



David de la Torre, Secretary



Rick Heumann, Chairman