

Meeting Minutes

Planning and Zoning Commission

Special Meeting

January 7, 2026 | 5:30 p.m.

Chandler Museum

300 S. Chandler Village Drive, Chandler, AZ



Call to Order

The meeting was called to order by Vice Chair Koshiol at 5:32 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann*
Vice Chairman Sherri Kohshiol
Commissioner Charlotte Golla
Commissioner Michael Quinn
Commissioner Tom Bilsten
Commissioner Ryan Schwarzer
Commissioner Tracy DuCharme

Staff Attendance

David de la Torre, Acting Planning Admin.
Lauren Schumann, Principal Planner
Kevin Mayo, Acting Development Services Director
Darsy Smith, City Planner
Thomas Allen, Assistant City Attorney
Dan Cahalane, Associate Planner
Danielle Smee, Clerk

***= virtual attendance**

Absent

N/A

Pledge of Allegiance

The Pledge of Allegiance was led by Vice Chair Koshiol.

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.

Discussion

1. **General Plan Update, Chandler 2026 General Plan: evolving the Chandler way**

As required by Arizona Revised Statute (9-461.06), the Planning and Zoning Commission will hold two public hearings at different locations within the municipality to obtain public input and promote citizen participation. This is the first of two public hearings, and, therefore, no action will be taken by the Planning and Zoning Commission at this hearing.

LAUREN SCHUMANN, PRINCIPAL PLANNER, presented the General Plan Update 2026; evolving the Chandler way. MS. SCHUMANN provided information on the timeline that occurred for constructing the 2026 General Plan, including the events held throughout the year that helped provided valuable feedback from Chandler citizens.

MS. SCHUMANN shared a general overview of what a General Plan is as well as the updates that are being made to Chandler's 2026 General Plan with the assistance of the public and the Resident Advisory Committee. Updates included minor changes such as policy updates, timelines, reference plans, future land use maps, and grammar. Major changes included an updated vision statement and altered growth areas (reduced numbers of growth areas from the previous plan) and an added implementation table and action plan to be held accountable for the future goals of the city.

MS. SCHUMANN concluded her presentation with a review of the comments made by the public and the Resident Advisory Committee, as well as ways that these comments and concerns were addressed within the document. Additionally, the Parks and Recreation Department asked for additional language to be added in the plan for Urban Forestry to better plan for a sustainable future with the use of native trees. There was a total of 127 comments made and 89 revisions occurred to the General Plan, resulting in a final draft for review by the Resident Advisory Committee. The Resident Advisory Committee approved the document.

MS. SCHUMANN opened the floor for questions and comments, informing commissioners that any changes they wished to see would have to be addressed formally at the January 21, 2026 Planning and Zoning Commission hearing when a vote is being taken.

VICE CHAIR KOSHIOL made note to the clerk that COMMISSIONER BILSTEN did arrive late (5:39 PM) but is present.

CHAIR HEUMANN noted that he did abstain from voting on the General Plan at the Resident Advisory Committee and will vote at the Planning and Zoning Commission Hearing on January 21, 2026. He noted it was a strong General Plan going forward, with input from citizens and many events that were well done. CHAIR HEUMANN thanked staff for their work on this project.

COMMISSONER GOLLA inquired about the urban forestry element presented, specifically about using native trees. MS. SCHUMANN reported that Chandler does have an urban forester who is looking at planting trees that are sustainable and will survive, looking at getting more trees in the city that are native to the area.

COMMISSIONER SCHWARZER asked how landscaping would be enforced in areas around the city, including replacing trees and plants when they die. MS. SCHUMANN reported that Neighborhood Preservation (formally known as Code Enforcement) would oversee enforcing those requirements, with Planning staff reviewing landscaping for future projects as they come. It is noted that this is no longer only "complaint" driven but is now going to be more proactive with developers and business to ensure plants get replaced as needed.

COMMISSIONER BILSTEN asked about adequate transportation facilities and how that would be measured in the future. MS. SCHUMANN shared that Traffic Engineering is included in projects to be sure adequate transportation can be supported within the city. MS. SCHUMANN noted that the General Plan is flexible and does not have to "check a box." COMMISSIONER BILSTEN shared that this part of the General Plan appeared to be "a gray area" as things like autonomous vehicles, increase use of ride shares, and people working from home and giving up a vehicle are more prevalent. MS. SCHUMANN thanked COMMISSIONER BILSTEN for his feedback.

VICE CHAIR KOSHIOL opened the meeting to any additional speakers.

BOYD DUNN, CHAIRMAN OF THE RESIDENTIAL ADVISORY COMMITTEE, spoke to his experience with the Resident Advisory Committee, speaking positively of the committee, staff and the consultant.

TERESA WARNICK, 264 N EVERGREEN STREET, CHANDLER, addressed the group stating she had attended several events throughout the city pertaining to the General Plan and that she was in support of the document and staff.

TERRI HOGAN, CONSULTANT FOR LOGAN SIMPSON, complimented Planning staff, stating that staff has "been a pleasure to work with."

Consent Agenda Motion and Vote

There was no vote taken at this meeting.

Member Comments/Announcements

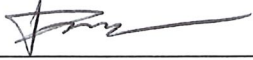
VICE CHAIR KOSHIOL introduced and welcomed new commission member, TRACY DUCHARME. DAVID DE LA TORRE also welcomed COMMISSIONER DUCHARME.

Calendar

The next Planning and Zoning Commission meeting will be held on January 21, 2026, at 5:30 PM in the Chandler City Council Chambers, located at 88 E Chicago Street, Chandler.

Adjourn

The meeting was adjourned at 6:19 p.m.



David de la Torre, Secretary

Rick Heumann, Chairman