

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

February 18, 2026 | 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 5:41 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Mike Quinn
Commissioner Charlotte Golla*
Commissioner Ryan Schwarzer
Commissioner Tom Bilsten
Commissioner Tracy DuCharme*

Staff Attendance

David de la Torre, Acting Planning Admin.
Lauren Schumann, Principal Planner
Alisa Petterson, Senior Planner
Taylor Manemann, City Planner
Mikayela Liburd, City Planner
Daniel Cahalane, Associate Planner
Thomas Allen, City Attorney
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.

Consent Agenda

1. January 21, 2026, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve the meeting minutes from the Regular Session held on January 21, 2026.

2. Rezoning and Preliminary Development Plan, The Townsite

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH25-0040 The Townsite, Rezoning from AG-1 to PAD for single-family residential, generally located south of the southeast corner of Ocotillo Road and Basha Road, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH25-0040 The Townsite for subdivision layout and housing product approval for a 12-lot single-family subdivision, generally located south of the southeast corner of Ocotillo Road and Basha Road subject to the conditions as recommended by Planning staff.

The following stipulation was added to the Preliminary Development Plan for PLH25-0040:

Stipulation #11: The developer shall work with staff to commemorate the heritage of the Goodyear townsite into a historic monument.

3. Entertainment Use Permit, San Tan Brewing

Move Planning and Zoning Commission recommend approval of Entertainment Use Permit PLH25-0022 San Tan Brewing to continue to allow live indoor and outdoor entertainment located at 495 E Warner Road (approximately 1/2 mile east of the southeast corner of Arizona Avenue and Warner Road), subject to the conditions as recommended by Planning staff.

The following stipulation was amended to the Entertainment Use Permit for PLH25-0022:

Stipulation #6: The Entertainment Use Permit shall remain in effect for two (2) years from the date of City Council approval by the City of Chandler.

4. Use Permit, Happy Pets Palace & Playground

Move Planning and Zoning Commission recommend approval of Use Permit time extension PLH25-0033 Happy Pets Palace & Playground to continue to allow outdoor dog play yards to operate together with a dog daycare, overnight boarding, and training facility located at 1080 E Pecos Rd, Suite 16, subject to the conditions as recommended by Planning staff.

The following stipulation was added to the Use Permit for PLH25-0033:

Stipulation #5: Any change in business ownership shall void this use permit and shall require a new use permit application and approval by the City of Chandler.

5. Use Permit, Round1

Move Planning and Zoning Commission recommend approval of PLH25-0043 Round1, Use Permit time extension to continue to allow a Series 6 Bar Liquor License within an existing bowling alley and arcade located at 3177 W Chandler Boulevard, Suite 100, in the Chandler Fashion Center, subject to the conditions as recommended by Planning staff.

6. Notice of Cancellation of the March 4, 2026 Planning and Zoning Commission Hearing

Notice of Cancellation of the March 4, 2026 Planning and Zoning Commission Hearing as recommended by staff due to management of cases.

Consent Agenda Motion and Vote

Vice Chair Koshiol motioned to approve the consent agenda with the revised stipulations read into the record by Staff on Items 2, 3, and 4, seconded by Commissioner Quinn.

Items 1, 3, 4, 5 and 6 were approved (7-0) and Item 2 was approved (6-0) with Commissioner Schwarzer recusing himself from voting due to his residential proximity to the project.

CHAIR HEUMANN made a comment on concerns from residents regarding development on Basha Road, specifically with traffic. CHAIR HEUMANN urged that when these items get to City Council, the Traffic Division and/or Parks and Recreation work to help to “calm” the roads and alleviate concerns with people speeding on Basha Road.

Member Comments/Announcements

There were no member comments or announcements.

Calendar

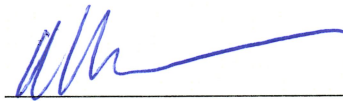
The next Planning and Zoning Commissioning will be held on March 18, 2026 at 5:30PM in the

Adjourn

The meeting was adjourned at 5:46 p.m.



David de la Torre, Secretary



Rick Heumann, Chairman