

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

January 21, 2026 | 5:30 p.m.
Chandler City Council Chambers
88 E Chicago St, Chandler



Call to Order

The meeting was called to order by Chair Heumann 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
Commissioner Ryan Schwarzer
Commissioner Tracy DuCharme

Staff Attendance

David de la Torre, Acting Planning Admin.
Lauren Schumann, Principal Planner
Thomas Allen, Assistant City Attorney
Danielle Smee, Clerk

Absent

N/A

Pledge of Allegiance

The Pledge of Allegiance was led by Chair Heumann.

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 Items

1. **December 17, 2025 and January 7, 2026, Planning and Zoning Commission Meeting Minutes**
Move Planning and Zoning Commission approve the meeting minutes from the Study Session and Regular Session held on December 17, 2025, and the Special Session held on January 7, 2026.
2. **Notice of Cancellation of the February 4, 2026, Planning and Zoning Commission Hearing**
Move Planning and Zoning Commission cancel the February 4, 2026 Planning and Zoning Commission Hearing as recommended by staff due to management of cases.

There were no questions or comments on the Consent Agenda items.

Action Items

3. **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.

LAUREN SCHUMANN, PRINCIPAL PLANNER, presented PLH25-0010 General Plan Update 2026-evolving the Chandler way. MS. SCHUMANN reminded the audience that this meeting is the second Planning and Zoning Commission meeting involving the General Plan and thanked everyone involved in this process, including the consultants, the public and staff.

MS. SCHUMANN provided information on what a General Plan is, noting it is the “blueprint” to for the city over the next 10 years, but that it is also a broad document. MS. SCHUMANN reviewed the timeline that occurred for constructing the 2026 General Plan, including meeting with consultants, assembling and meeting with the Resident Advisory Committee and hosting events held throughout the year to involve the public.

MS. SCHUMANN elaborated on the edits and changes that were made to the General Plan draft thus far, including comments and updates made by consultants, the Resident Advisory Committee and the public, all of which have been addressed.

MS. SCHUMANN followed up with a comment about transportation and density from COMMISSIONER BILSTEN at the first Planning and Zoning Commission meeting about the General Plan. MS. SCHUMANN reported that public transportation occurs on a fixed route, so it would not be required to have a bus run through a new development to obtain their desired density. She

reported that the General Plan is a “high level” plan and that in checking with the Traffic Department, the majority of arterial roads are fully built out and able to handle most densities.

Additionally, MS. SCHUMANN reported that there was specification to the employment section of the General Plan, calling out there is a welcome to employers in the following areas: high technology companies, pioneering research and emerging technologies, knowledge-based industries, next generation software engineering, advanced manufacturing and health care. MS. SCHUMANN reviewed the policy about adding residential to employment areas and specified the scenarios in which that would be appropriate.

BOYD DUNN, CHAIR OF RESIDENT ADVISORY COMMITTEE, spoke about his experience on the General Plan Resident Advisory Committee and the process the committee went through to approve the draft. MR. DUNN spoke positively of the General Plan draft, noting that with the city approaching 100% build-out, the draft encouraged “unique development” opportunities. MR. DUNN shared that he felt the plan protected existing neighborhoods and businesses and emphasized the character of why people choose to live in Chandler. MR. DUNN complimented staff and the consultants on the entire project.

MS. SCHUMANN reviewed the outcome from the last Resident Advisory Committee meeting, including the desired change to the name of the Uptown Area to North Arizona Avenue. Additionally, she discussed the change of removing the language in regard to a light rail system from the entire plan. The Resident Advisory Committee voted unanimously to approve the General Plan, with CHAIR HEUMANN (who was on the Resident Advisory Committee and Planning and Zoning Commission) recusing from vote, so that he could vote with the Planning and Zoning Commission.

MS. SHCUMANN recommended approval of PLH25-0010 General Plan Update 2026-evolving the Chandler way, and opened the floor to questions and comments from Commissioners.

COMMISSIONER BILSTEN shared that the draft was comprehensive and exciting but inquired about the amendment process, should something come forward for development that does not fit within the General Plan. MS. SCHUMANN explained the process of amending the General Plan and the timelines with that process.

Additionally, COMMISSIONER BILSTEN inquired about traffic, asking about a statement made in the presentation about every street being at “full capacity.” COMMISSIONER BILSTEN wanted to know about the remaining roads that are not at full capacity and what would “trigger the city to get involved” with those streets.

MS. SCHUMANN shared that the Traffic and Transportation teams do have a master plan for traffic and roads and that plan does get reviewed every five to ten years.

CHAIR HEUMANN commented on the last bond election and stated there are plans to widen the roads from that election, primarily in North Chandler.

MR. BILSTEN asked about affordable housing and where that is “called out” on the General Plan draft.

MS. SCHUMANN reviewed the Middle Housing Bill that came through the Planning and Zoning Commission last year involving the downtown area, including the plans for pre-approved floor plans that people can utilize for more efficiency. MS. SCHUMANN also stated that a single-family home within the Downtown Area Plan can build up to a fourplex by right. MS. SCHUMANN also brought up the Villas on McQueen development, which will be replacing older public housing establishments, those of which can also be revamped in the future.

MR. BILSTEN commented that with diverse housing comes a diverse community and he appreciated the time staff has taken to think about that for Chandler.

CHAIR HEUMANN thanked everyone who participated in the Resident Advisory Committee. CHAIR HEUMANN stated that the General Plan is just that, general. MR. HEUMANN noted that there was thoughtfulness in items such as the water and infrastructure plans and a focus on good quality jobs. MR. HEUMANN stated that “we are our enemy” when it came to affordable housing, stated that Chandler provides good, high earning jobs which then impacts the housing market as people want to live close to their area of employment. MR. HEUMANN complimented staff on their engagement with the community throughout this process.

Consent Agenda Motion and Vote

VICE CHAIR KOSHIOL motioned to approve consent items 1 and 2, seconded by COMMISSIONER GOLLA. Items 1 and 2 were approved (7-0)

Action Agenda Motion and Vote

COMMISSIONER GOLLA motioned to approve Item 3, seconded by COMMISSIONER SCHWARZER. Item 3 was approved (7-0)

Member Comments/Announcements

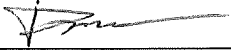
VICE CHAIR KOSHIOL invited everyone to attend Airport Day, located at Chandler Airport on January 24th, 2026.

Calendar

The next Planning and Zoning Commission meeting will be held on February 18, 2026, at 5:30 PM in the Chandler City Council Chambers, located at 88 E Chicago Street, Chandler.

Adjourn

The meeting was adjourned at 6:06 p.m.



David de la Torre, Secretary

Rick Heumann, Chairman