

Meeting Minutes

Planning and Zoning Commission

Study Session

March 18, 2026 | 5:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Chairman Heumann at 5:00 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
Alisa Petterson, Senior Planner
Taylor Manemann, City Planner
Danielle Smee, Clerk

Absent

N/A

Scheduled/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. February 18, 2026, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of February 18, 2026, and Regular Meeting of February 18, 2026.

CHAIR HEUMANN inquired if there were any questions or comments for the minutes of the previous meeting.

2. Rezoning and Preliminary Development Plan, The Bower Dobson

Request rezone from Planned Area Development (PAD) for specialty retail to PAD for single-family residential and Preliminary Development Plan (PDP) approval for subdivision layout and housing product for a 23-lot single-family subdivision. The 4.15-acre site is generally located ¼-mile east and south of the southeast corner of Dobson Road and Chandler Boulevard.

TAYLOR MANEMANN, CITY PLANNER presented PLH25-0028, The Bower Dobson. MS. MANMANN reviewed current zoning of PAD for specialty commercial use and rezone to Single Family Residential and the Preliminary Development Plan for a subdivision layout for a 23-lot single family subdivision. MS. MANEMANN reviewed the history of the property and the intended uses of the previous zoning.

MS. MANEMANN reviewed the proposed site plan, including setbacks and lot size and coverage, as well as architectural themes. The subdivision was previously a private street but has since been changed to a public street to allow parking on both sides of the road and less maintenance responsibilities for the homeowners in the future.

A neighborhood meeting was held on January 29, 2026, with five residents in attendance. The attendees were initially concerned with an increase in traffic and possible privacy concerns with a two-story product in the neighborhood. The applicant was able to address those concerns, with additional street parking on both sides of the road and with landscaping to create a buffer between existing homes. Staff was unaware of any opposition.

Staff was recommended the approval for the Rezoning and Preliminary Development Plan with stipulations.

CHAIR HEUMANN asked if there were any questions. He noted that the map shown may have people saying "Where is this?" because the map was showing the nearby road as Williams Field Road but is now Chandler Boulevard.

3. Use Permit, Move Human Performance

Request Use Permit time extension to continue to allow an existing sports therapy and training facility in a Planned Industrial zoning district within a Planned Area Development Overlay (I-1/PAD). The business is located at 375 E. Elliot Road, Suite 7, approximately ¼ mile east of the southeast corner of Arizona Avenue and Elliot Road.

ALISA PETTERSON, SENIOR CITY PLANNER presented PLH26-0003 for Move Human Performance use permit. MS. PETTERSON reviewed current location and zoning as well as Use Permit history to occupy the industrial space (I-1 with a PAD overlay).

MS. PETTERSON reviewed business hours of Monday, Wednesday and Friday 7AM-7PM, Tuesday and Thursday from 5AM-5PM and Saturday 8AM-12PM with a total of five support staff. A Neighborhood notice letter was mailed out due to there being no residential properties within 600 feet. Staff is not aware of any concerns or oppositions to the request.

Staff recommended the approval of the Use Permit with stipulations with no further time limits. VICE CHAIR KOSHIOL inquired about the stipulations with a change in ownership in the future, noting that if ownership changes it would no longer have an unlimited time on the Use Permit and need to return to Planning and Zoning.

MS. PETTERSON stated that could be added.

CHAIR HEUMANN agreed with VICE CHAIR KOSHIOL.

4. Notice of Cancellation of the April 1, 2026 and the April 15, 2026 Planning and Zoning Commission Hearing

Notice of Cancellation of the April 1, 2026, and April 15, 2026, Planning and Zoning Commission Hearing as recommended by staff, due to no items.

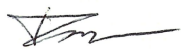
No comments were made on this item.

Calendar

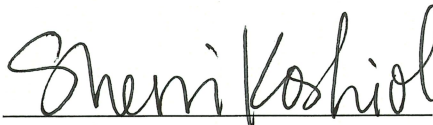
The next Study Session will be held before the Regular Meeting on Wednesday May 6, 2026, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:12 p.m.



David de la Torre, Secretary



Rick Heumann, Chairman

Sherri Koshiol