

Meeting Minutes

Planning and Zoning Commission

Study Session

February 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 Chair Heumann at 5:04 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

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. 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.

CHAIR HEUMANN asked if there were any comments or questions regarding the meeting minutes from the Planning and Zoning Commission meeting held January 21, 2026. There were no comments or questions.

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.

MIKAYELA LIBURD, CITY PLANNER presented PLH25-0040, The Townsite. MS. LIBURD reviewed the current location and zoning for the site, as well as history of the site. MS. LIBURD reviewed the history of the Goodyear Townsite and historical significance of the area.

MS. LIBURD reviewed the density of the proposed project as well as proposed setbacks as well as lot sizes, building heights and home architectural themes. A neighborhood meeting was held January 12, 2026 with five residents in attendance. It was reported that there is one resident in opposition of the project and two residents that have presented concerns. MS. LIBURD reviewed the concerns with density and traffic that residents reported and provided information from consulting with the Traffic Division that allow for such a development. Further concerns reported about the south boundary condition with dissimilar land uses. MS. LIBURD clarified that this is not a dissimilar land use. MS. LIBURD noted that Lot 11 and Lot 12 will be limited to single story only.

Staff recommends approval of the rezoning and Preliminary Development Plan with stipulations.

CHAIR HEUMANN thanked MS. LIBURD for addressing concerns. He stated that this is a historical site and that maybe a plaque or monument of some sort could be erected to honor the history of Chandler.

COMMISSIONER BILSTEN inquired about the concerns residents submitted, specifically about the wall treatment that is proposed. MS. LIBURD directed COMMISSIONER BILSTEN to the information and provided photos in the presentation. COMMISSIONER BILSTEN asked CHAIR HEUMANN about the revised decorative theme being added and if that was compliant, breaking up the CMU wall, as discussed in "Concern #2" that was provided.

MS. LIBURD clarified that upon initial submission showed a Dooley wall but that subsequent submissions showed a themed wall. The concern by the resident was for the initial submittal and has since been addressed.

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.

MIKAYELA LIBURD, CITY PLANNER presented PLH25-0022, an Entertainment Use Permit for San Tan Brewing. MS. LIBURD reviewed the current location and current zoning of the property. San Tan Brewing initially had an Entertainment Use Permit issued in 2021 for acoustic music and an Entertainment Use Permit for live outdoor entertainment and Preliminary Development Plan for outdoor stage on the patio and shade structures was approved in 2022.

MS. LIBURD reviewed the current hours of operation for live music/entertainment which are Monday through Thursday from 3PM to 9PM and Friday and Saturday 11AM-10PM and Sunday 11AM-9PM. These hours have been reduced to Wednesday 3PM-9PM, Friday 3PM-10PM, Sat 11AM-10PM, and Sunday 11AM-9PM. The rest of the time, live entertainment would be limited to being indoors.

A neighborhood meeting was held November 4, 2025 with four residents in attendance. Residents had concerns with the volume levels and hours of live entertainment. A second neighborhood meeting was held December 11, 2025, with 12 people in attendance. Planning staff is not aware of any further opposition with this request at this time. Staff recommended approval of the Entertainment Use Permit with stipulations.

CHAIR HEUMANN shared the venue is nice and that applicants have worked to address concerns with residents. CHAIR HEUMANN suggested a two (2) year timeframe for applicants. CHAIR HEUMANN asked if commissioners were okay with this idea. COMMISSIONER BILSTEN vocalized he was in agreement.

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.

TAYLOR MANEMANN, CITY PLANNER presented PLH25-0033, a Use Permit for Happy Pets Palace and Playground. MS. MANEMANN reviewed the current location and zoning of Happy Pets Palace and Playground.

MS. MANEMANN reviewed the services provided in the business, including daycare, training and boarding as well as the previous approved Use Permits. There have been no complaints or police reports made. There are no reported changes to the business operations and business hours will reportedly remain the same. MS. MANEMANN reviewed a map the business, the allowed capacity for dogs and the allowance for shade sails for the dogs for extra shade in summer months.

A neighborhood meeting was held on December 1, 2025 with only the applicant in attendance. Staff is not aware of opposition to this request. Staff recommended approval of this Use Permit with stipulations, with no time limit.

CHAIR HEUMANN stated that no time limit is great, but that there should perhaps be a stipulation on if a business were to be sold and asked LAUREN SCHUMANN, PRINCIPAL PLANNER to read the proposed stipulation into the record. MS. SHCUMANN read the following:

"Any change in business ownership shall void this Use Permit and shall require new Use Permit applicant and approval by the City of Chandler city council."

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.

DAVID DE LA TORRE, ACTING PLANNING AND ZONING ADMINSTRATOR, introduced the commissioners to DANIEL CAHALANE, ASSOCIATE PLANNER.

DANIEL CAHALANE, ASSOCIATE PLANNER, presented PLH25-0043, a Use Permit for Round1. MR. CAHALANE reviewed the current location and current zoning for Round1. MR. CAHALANE reported no major changes to the business, with business hours remaining the same.

A neighborhood meeting was held January 28, 2026 with only applicants in attendance. Staff was unaware of any opposition to this request. Staff recommended approval for this Use Permit, with stipulations.

CHAIR HEUMANN stated that this was a good use of the old Sear's building and for the mall area. There were no other questions or comments from staff. CHAIR HEUAMMN inquired if this was an unlimited time Use Permit. MR. CAHALANE confirmed it was for unlimited time.

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.

There were no comments about the cancellation of the March 4, 2026 Planning and Zoning Commission hearing.

Calendar

The next Planning and Zoning Commissiong will be a

Adjourn

The meeting was adjourned at 5:24 p.m.



David de la Torre, Secretary

Rick Heumann, Chairman