

Meeting Minutes

Planning and Zoning Commission

Study Session

May 6, 2026 | 5:15 p.m.

Chandler City Council Chambers

88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Vice Chair Koshiol at 5:16 p.m.

Roll Call

Commission Attendance

Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Charlotte Golla
Commissioner Ryan Schwarzer
Commissioner Tom Bilsten*
Commissioner Tracy DuCharme
Commissioner Dan Gauthier

Staff Attendance

David de la Torre, Acting Planning Admin.
Lauren Schumann, Acting Planning Manager
Darsy Smith, City Planner
Mikayela Liburd, City Planner
Thomas Allen, Assistant City Attorney
Danielle Smee, Clerk

Absent

*- Commissioner Bilsten arrived after roll call at 5:19 pm

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. March 18, 2026, Planning and Zoning Commission Meeting Minutes

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

VICE CHAIR KOSHIOL inquired if any Commissioners had any questions or comments on the previous meeting minutes. There were none.

2. Rezoning, Preliminary Development Plan, Arizona Commerce Center

Move Planning and Zoning continue PLH25-0037 Arizona Commerce Center to the June 3, 2026 Planning and Zoning Commission meeting as requested by the applicant.

VICE CHAIR KOSHIOL reviewed this item, noting that the applicant wishes to continue to the June 3, 2026 Planning and Zoning Commission meeting.

3. Historic Landmark Designation, Dobson Residence

Move Planning and Zoning Commission recommend withdrawal of Historic Landmark Designation application PLH26-0001 Dobson Residence located at 2751 S Nebraska Street, generally located ¼ mile north and west of the northwest corner of Arizona Avenue and Queen Creek Road, as requested by the applicant.

MIKAYELA LIBURD, CITY PLANNER informed the Commissioners that the Dobson family wished to withdraw their application for Historic Landmark Designation at this time after consulting with their attorney, due to restrictions of the design guidelines.

4. Entertainment Use Permit, The Mexicano

Move Planning and Zoning Commission recommend the approval of Entertainment Use Permit PLH25-0042 to allow live entertainment both indoor and outdoor with speakers and TV screens within the outdoor patio, located at 3095 W Chandler Boulevard, generally located at the southwest corner of Chandler Boulevard and Price Road, subject to the conditions as recommended by Planning Staff.

MIKAYELA LIBURD, CITY PLANNER, presented PLH25-0042 for an Entertainment Use Permit for The Mexicano. MS. LIBURD reviewed the location and current zoning of the property.

MS. LIBURD reviewed the hours of operation and of live indoor and outdoor entertainment. A neighborhood hood meeting was held April 15, 2026 with only staff and the applicant in attendance. Staff is unaware of any opposition to the request. Staff recommended approval of the Entertainment Use Permit with stipulations.

VICE CHAIR KOSHIOL asked if there were any questions from commission. VICE CHAIR KOSHIOL asked if the approval was without a time stipulation now, since this is not their first Entertainment Use Permit. MS. LIBURD confirmed that was correct, there was no time limit being proposed.

Action Agenda

5. Election of Chair and Vice Chair

Move Planning and Zoning Commission elect a Chair and Vice Chair of the Planning and Zoning Commission.

VICE CHAIR KOSHIOL reported that this item will be discussed and voted on during the Regular Meeting.

Calendar

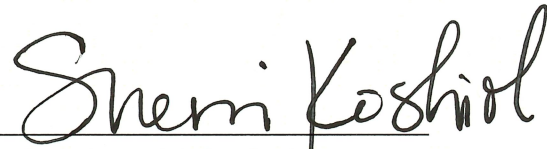
The next Planning and Zoning Commission Study Session will be held before the Regular Meeting on Wednesday, June 4, 2026, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:22 p.m.



David de la Torre, Secretary



Sherri Koshiol, Chair