Meeting Minutes
Planning and Zoning Commission
Regular Meeting

June 3, 2026 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

CHANDLER
arizona
Community of Innovation

Call to Order
The meeting was called to order by Vice Chair Koshiol at 5:30 p.m.

Roll Call
Commission Attendance
Chair Sherri Koshiol
Vice Chair Tom Bilsten*
Commissioner Mike Quinn
Commissioner Ryan Schwarzer
Commissioner Tracy DuCharme
Commissioner Dan Gauthier*

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

*= Indicates Telephonic Attendance

Absent
Commissioner Charlotte Golla- Excused

Pledge of Allegiance
The Pledge of Allegiance was led by Commissioner Schwarzer.

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.

Announcements

1. Recognition of Former Planning and Zoning Chair Rick Heumann

DAVID DE LA TORRE, ACTING PLANNING ADMINISTRATOR, recognized former Planning and Zoning Commission Chair, Rick Heumann. MR. DE LA TORRE recalled Rick's past years serving on the Commission, noting that result of Rick's contributions to the city and that he has helped make Chandler the best city to live in.

MR. HEUMANN was presented with a plaque as well as a photograph, made with AI, depicting MR. HEUMANN as a "True Guardian of Chandler" superhero.

CHAIR KOSHIOL thanked MR. HEUMANN for his guidance and involvement over the years.

MR. HEUMANN thanked the planning staff, complimenting their level of commitment over the years and wished for the Commission to continue to make Chandler great.

Consent Agenda and Discussion

2. May 6, 2026, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of May 6, 2026 and Regular Meeting of May 6, 2026.

4. Rezoning, Preliminary Development Plan, Arizona Commerce Center-Request to Withdraw

Move Planning and Zoning Commission withdraw PLH25-0037 Arizona Commerce Center located at the southwest corner of Arizona Avenue and Ryan Road as requested by the applicant in order to re-advertise at a later date.

5. Use Permit and Entertainment Use Permit, Val's Bar

Move Planning and Zoning Commission recommend approval of Use Permit for bar and Entertainment Use Permit PLH26-0004 Val's Bar to allow live entertainment, TV screens, and speakers indoors and outdoors, located at 118 and 108 W. Boston Street, generally located west of the northwest corner of Arizona Avenue and Boston Street, subject to the conditions as recommended by staff.

6. Entertainment Use Permit, Lola's Liquors

Move Planning and Zoning Commission recommend approval of Entertainment Use Permit PLH26-0009 Lola's Liquors located at 64 S. San Marcos Place, subject to conditions as recommended by staff.

Consent Agenda Motion and Vote

CHAIR KOSHIOL reminded the audience of the Consent Agenda Items. CHAIR KOSHIOL inquired if any person wished to speak about the Consent Agenda items. A woman did raise her hand inquiring about the Arizona Avenue and Guadalupe Road case, which CHAIR KOSHIOL stated she would be able to speak about that Item when the Commission gets to the Action Agenda.

COMMISSIONER QUINN motioned to approve the Consent Agenda Items (Items 2, 4, 5 and 6), seconded by COMMISSIONER SCHWARZER.

Motion passed unanimously (6-0).

Action Agenda and Discussion

3. Rezoning, Preliminary Development Plan, Arizona Avenue and Guadalupe Road

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH25-0006 Arizona Avenue and Guadalupe Road, Rezoning from Agricultural District (AG-1) to AG-1/Planned Area Development (PAD) for deviations in lot size and setbacks, located ½ mile north of the northeast corner of Arizona Avenue and Elliot Road, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH25-0006 Arizona Avenue and Guadalupe Road for the layout of six parcels ranging from approximately 33,000-38,000, located ½ of a mile north of the northeast corner of Arizona Avenue and Elliott Road, subject to conditions as recommended by planning staff.

DARSY SMITH, CITY PLANNER presented PLH25-0006, Arizona Avenue and Guadalupe Road. MS. SMITH reviewed the location and current zoning of the area. MS. SMITH provided some contextual background on the surrounding area, including the houses in the subdivision utilizing septic tanks.

The intent of this proposal is to maintain the rural agrarian qualities of the current neighborhood, with the addition of six single family lots ranging from 33,000-38,000 feet. The applicant is requesting a deviation in the minimum lot size allowed under AG-1and a reduction in side yard setbacks to 15 feet, with all other AG-1 requirements and allowances in place.

A neighborhood meeting was held on August 25, 2025, with 37 residents in attendance. At this meeting, neighbors were concerned about the request for rezoning to SF-33 due to the uses permitted. The Applicant agreed to rezone to AG-1 with a PAD overlay for the reduced setbacks.

MS. SMITH provided background on the sewer line being brought in with new housing lateral to the existing neighborhood, noting any property within 300 feet of the sewer line would have to tie in should their septic system fail or need to be expanded, which could create a "daisy chain" effect to encompass a large portion of the neighborhood. It was noted the existing properties would have to pay a significant amount as part of a buyback agreement with the owner of the property. MS. SMITH noted that the owner agreed to extinguish the buyback agreement and clarified which specific lots would be affected by the additional sewer being added to the neighborhood.

A second neighborhood meeting was held on April 22, 2026, with 19 residents in attendance. Residents were reportedly pleased with the changes for the rezoning to AG-1 and were okay with the reduced setbacks. Additionally, the applicant presented the termination of the buyback agreement and showed a sewer feasibility memo which showed 12 lots that would be required to tie into the sewer lateral.

Public Works and Utilities Staff reviewed the sewer feasibility agreement and determined that the sewer extension would only have impact on four homes (on the east side of Washington Street) due to the size of the pipe and the depth of the sewer. The applicant was asked to rework that document to reflect the new findings, and it was provided to Commissioners in the addendum before them. Staff has received four letters of opposition and two letters with proposed changes, also provided to the commissioners.

Staff recommended the approval of the request with stipulations.

CHAIR KOSHIOL opened the floor for questions from Commissioners to staff.

COMMISSIONER SCHWARZER asked about the width of the driveway regarding Lot 5 and Lot 6, stating it looked tight for the area.

MS. SMITH stated the applicant may have a better idea of the spacing.

COMMISSIONER GAUTHIER asked about the extinguishment of the buyback agreement and inquired if there were any economic effects on those remaining four lots in the absence of a buyback agreement.

MS. SMITH deferred to DAVID DE LA TORRE, PLANNING ADMINISTRATOR.

MR. DE LA TORRE noted that there would not be a buyback agreement, the four lots would not have to pay that but there would be fees from the city for those residents tie into the sewer.

COMMISSIONER QUINN asked if the residents in the area had the option and not the obligation to tie into the sewer.

MR. DE LA TORRE stated that if their septic fails, they would be required, per city code, to tie into the city sewer.

CHAIR KOSHIOL noted that some of the letters provided by residents included proposed changes and asked MS. SMITH to elaborate.

MS. SMITH noted that there were letters from a resident, named John, requesting decreased setbacks for the existing neighborhood.

CHAIR KOSHIOL noted she had a speaker card from that resident, and he would get to speak later in the presentation.

COMMISSIONER QUINN inquired how many homes in the area were in the 33,000 square foot range and how many were below that square footage. He also inquired about if they were already existing lots if they were "grandfathered" in as buildable lots.

MS. SMITH elaborated that the lots existing were already annexed into the city that way and were therefore allowed to be so. The lots proposed today would have to meet the current code requirement with a minimum of an acre, which is why the applicant was requesting the deviation.

COMMISSIONER QUINN asked about the memo from resident John Webster, who stated in his memo that in the existing neighborhood there were lots that were as low as 31,600 square feet, which would already be approved at that size.

MS. SMITH reported that would be correct, stating it would be the legal non-conforming.

MR. DE LA TORRE specified that the request today is only for the proposed six lots and not the existing lots in the neighborhood. The standards that are being considered today are only for the proposed lots.

ANDREW MILLER, ATTORNEY, presented on behalf of the applicant. MR. MILLER reviewed that the original plan for the area was a butterfly farm and that though that did not pan out, the applicant would like to develop this land into something useful.

MR. MILLER reviewed the process in working with staff and how the team worked to design something that looked comparable to the existing neighborhood. MR. MILLER acknowledged the neighbors in the surrounding area and their involvement in this process, including amending the standards to be like what is being proposed today for the entire neighborhood.

MR. MILLER stated that the current proposal mirrors the existing neighborhood and also noted that some of the existing homes have a view of dirt and then Arizona Avenue, which will change from just dirt and the cars going by for some of the existing homes. MR. MILLER reported that there would be a consistent 8-foot wall built all the way down Arizona Avenue as well.

MR. MILLER reported that the side yard setbacks will be 15 feet, which he noted received positive feedback from neighbors. He noted there is one existing structure on the property that will be demolished.

MR. MILLER elaborated on the termination of the buyback agreement and the existing sewer memo, reiterating that the specified existing lots would only have to tie into the sewer if their septic fails, according to city code.

MR. MILLER concluded that this is an infill property and has sat vacant for many years; this is a project that would be thoughtfully designed lots that are consistent in character and density in the surrounding area.

CHAIR KOSHIOL opened the floor to commissioners to ask MR. MILLER questions.

COMMISSIONER SCHWARZER inquired about the landscaping in the area between the wall and Arizona Avenue.

MR. MILLER noted that the land he is referring to is not something they own, stating it was owned by ADOT and was for retention, so there was no plans for landscaping at this time. He noted that it will still look like the surrounding area.

COMMISSIONER SCHWARZER asked if city staff could coordinate with ADOT on the possibility of landscaping the area.

MR. DE LA TORRE stated that the city does own that space, not ADOT. Landscaping would be reviewed by the city.

COMMISSIONER SCHWARZER stated it would be a stark contrast with an 8-foot wall and no landscaping.

CHAIR KOSHIOL asked about the width of the drive aisle in the southern lots, as previously mentioned.

MR. MILLER reports the driveway in question is 20 feet. He noted that the lots were mostly north facing lots, and that there would be a driveway there to create separation between lots, as opposed to a side yard wall.

CHAIR KOSHIOL asked MR. MILLER to back up to the slide of the lots and asked for further clarification on the drive aisle.

MR. MILLER reported that they had a few options as to how the homes could be designed to allow for the driveways between the lots and they would work with builders on this, ideally having the driveways as far from Arizona Avenue as possible.

CHAIR KOSHIOL inquired about the walls that divide lots also being 8 feet tall.

MR. MILLER reported that those dividing walls would be "standard height."

CHAIR KOSHIOL inquired about the service stubs (colored in magenta on the map) and asked if the applicant was committed to installing those stubs.

MR. MILLER reported the applicant would do whatever code requires or what staff/city code would like to see, noting they did not want to force others to have to connect to the sewer if they did not have to. MR. MILLER asked if the stubs would be a requirement by city code.

DANA ALVIDREZ, ENGINEERING SERVICES ADMINISTRATOR, stated it was not required but was requested of the applicant since they will have construction in the roadway already so can be installed while the road is open for construction and would be ready to be utilized, if needed.

COMMISSIONER DUCHARME inquired if there was a way to make that sewer requirement optional for those existing homeowners that may be impacted.

MR. MILLER described that as a "Herculean effort" as the sewer code would need to be amended.

CHAIR KOSHIOL then called upon speakers who completed a speaker card.

GAIL DEAL (251 W. Redfield Rd, Chandler) spoke in support of the project, stating he would love to have houses there instead of dirt lots.

JOHN WEBSTER (324 E. Tremaine Drive, Chandler) stated he would like to see the characteristics of the applicant's proposed PAD overlay go across the existing neighborhood area so that the existing lots could be legal conforming lots. He additionally referenced that he, as well as others in the area, would like to see 15-foot rear setbacks. He also stated that for those four lots that could be required to tie into the sewer, the cost could be significant, so MR. WEBSTER suggested that if septic failure happens on those lots, those homeowners could go back to Maricopa County to address if they wish to.

ROBIN ANDERTON (248 E. Campbell Road, Chandler) spoke against the rezoning, stating that the current owner does not intend to build on the property and that rezoning determinations should be made when the actual owner/developer intends to proceed with building so that the proposed site could be appropriately vetted. She concluded that the community has not hired or elected anyone to speak on behalf of the entire neighborhood.

ZOE ALTO (225 E. Campbell Road, Chandler) inquired about safety and visibility with the 8-foot wall that is being proposed, specifically regarding turning left from Campbell Road onto Arizona Avenue.

DANA ALVIDREZ stated they would have to conduct studies and review the design process for that area to ensure safety.

CHAIR KOSHIOL opened the floor for commissioner's questions for staff, the applicant or speakers.

COMMISSIONER SCHWARZER asked if all individual parcels will have onsite retention.

MR. MILLER reported that all lots will have onsite retention.

COMMISIONER SCHWARZER inquired if there was any concern on the city side with the increased building request for building coverage for onsite retention.

MR. DE LA TORRE stated staff would be in support of keeping lot coverage at 40% to be consistent with AG properties and would allow for the onsite retention to remain with the option to build additional structures, if needed.

CHAIR KOSHIOL asked if MR. DE LA TORRE could explain the next steps in the process once the properties are rezoned.

MR. DE LA TORRE explained that if City Council approves the zoning, the next step would be to re-PLAT those properties in question. He reported staff would review this and ensure all requirements are met for city code. Once a final PLAT is approved then it would move forward with permits and building could commence.

CHAIR KOSHIOL reiterated that as documents come through, staff would review to ensure they are conforming with city code.

CHAIR KOSHIOL invited the applicant/MR. MILLER up to make final comments.

MR. MILLER complimented staff on their thoroughness and that he appreciated the neighborhood feedback that was received throughout this process.

CHAIR KOSHIOL closed the floor for speakers at this time.

COMMISSIONER SCHWARZER thanked the neighbors for coming to this meeting, noting that it helps the neighbors to come out and speak and show support or express concern. He stated that this proposed use is one better suited for this area, noting that it would be better than townhomes or something similar for the space. He noted that lots B4 and B5 seem "forced" and maybe could be one larger lot, but that otherwise felt it was a generally good plan.

VICE CHAIR BILSTEN stated that he also believes that this is closest to mirroring the existing surrounding neighborhood.

CHAIR KOSHIOL agreed with COMMISSIONER SCHWARZER, stating she liked seeing the community come together, and encouraged the neighbors to continue to be good neighbors to each other even if they have differing opinions. CHAIR KOSHIOL wanted to highlight to have the applicants continue to work with staff and continue to engage those four lots that have the possible sewer tie in options and installing the stubs now to have as an option for the future.

MR. DE LA TORRE inquired if CHAIR KOSHIOL wanted a formal stipulation to be added regarding the stub installation.

CHAIR KOSHIOL expressed that she was just encouraging that the stubs be installed for the future and she wanted to make sure the neighbors understand the process for the future, should their septic fail.

Action Agenda Item No. 3 Motion and Vote

COMMISSIONER QUINN motioned to approve Item 3 as presented, seconded by COMMISSIONER SCHWARZER.

Motion approved (5-1) with COMMISSIONER DUCHARME dissenting.

Member/Staff Comments

None.

Calendar

The next regular meeting of the Planning and Zoning Commission will be held on Wednesday, June 17, 2026, in the Chandler City Council Chambers, located at 88 E. Chicago Street, Chandler.

Adjourn

The meeting was adjourned at 6:44 p.m.

David de la Torre, Secretary

Sherri Koshiol

Sherri Koshiol, Chair