

Meeting Minutes

Planning and Zoning Commission

Study Session

June 3, 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 Koshiol at 5:05 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

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.

CHAIR KOSHIOL announced that Item 3 on the Regular Meeting Agenda (PLH25-0006 Arizona Avenue and Guadalupe Road) will be moved to the Action Agenda and invited the audience to fill out speaker cards if they wished to speak on the Item at the Regular Meeting, starting at 5:30pm.

Consent Agenda and Discussion

1. 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.

CHAIR KOSHIOL inquired if any commissioners had any questions or comments on the meeting minutes. CHAIR KOSHIOL noted there was a typo on the Study Session in relation to the date of this meeting and for it to be corrected.

2. 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.

CHAIR KOSHIOL announced this Item will be moved to the Action Agenda for the Regular Meeting.

3. 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.

DARCY SMITH, CITY PLANNER informed the commissioners that the applicant has requested to withdraw at this time, allowing more time for the creation of a development agreement for the crossing at the railroad and Ryan Road improvements.

4. 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.

MIKAYLA LIBURD, CITY PLANNER presented information on the Use Permit and Entertainment Use Permit for Val's Bar, including location, current zoning and hours of operation (Monday through Sunday 10am-2am) and hours of live entertainment. It is noted that the provided hours of entertainment are in line with other neighboring businesses, such as the Stillery and Puro Cigar Bar.

A neighborhood meeting was held on April 16, 2026 with 10 residents in attendance in addition to applicant and staff. Staff is unaware of opposition for this request.

Staff recommended approval of the Use Permit and Entertainment Use Permit with stipulations.

CHAIR KOSHIOL opened the floor to commissioners for questions.

COMMISSIONER SCHWARZER asked what the existing use of the building is.

MS. LIBURD reported that there is nothing in existence yet, it will become the bar.

5. 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.

DARCY SMITH, CITY PLANNER, presented information for the Use Permit for Lola's Liquors to continue to allow for indoor entertainment. MS. SMITH provided information on the previous Use Permits as well as the hours of operation (Thursday-Saturday 7pm-1am) with live entertainment being a DJ.

A neighborhood meeting was held on May 20, 2026. There were no residents in attendance. Staff is unaware of opposition to the request.

Staff recommended approval of the Use Permit with stipulations and no time limit.

CHAIR KOSHIOL inquired that the stipulations outlined the live entertainment for Friday and Saturday only, not Thursday.

MS. SMITH stated that was correct.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, July 15, 2026, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:15 p.m.



David de la Torre, Secretary

Sherri Koshiol, Chair