

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

July 15, 2026 | 5:30 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 5:31 p.m.

Roll Call

Commission Attendance

Chair Sherri Koshiol

Vice Chairman Tom Bilsten

Commissioner Michael Quinn

Commissioner Tracy DuCharme

Commissioner Dan Gauthier

Staff Attendance

David de la Torre, Acting Planning Admin.

Lauren Schumann, Acting Planning Manager

Taylor Manemann, City Planner

Mikayela Liburd, City Planner

Thomas Allen, Assistant City Attorney

Danielle Smee, Clerk

Absent

Commissioner Charlotte Golla-Excused

Commissioner Ryan Schwarzer- Excused

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Gauthier.

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.

Consent Agenda and Discussion

1. June 17, 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 June 17, 2026.

2. Use Permit, Happy Jack Distillery

Move Planning and Zoning Commission recommend approval of Use Permit PLH26-0015 Happy Jack Distillers Craft Distillery to allow a distillery and tasting room, located at 6710 E Chicago Street, Suite #5, generally located ¼ mile south and ¼ mile east of Chandler Boulevard and 56th Street subject to the conditions as recommended by Planning staff.

3. Use Permit and Entertainment Use Permit, Greenwood Brewery (WITHDRAWAL)

Move Planning and Zoning Commission withdraw Use Permit and Entertainment Use Permit, PLH26-0020 Greenwood Brewery, located at 55N. Arizona Place, Suite 105, as requested by the applicant for the purpose of re-advertising to allow the applicant additional time to conduct a neighborhood meeting.

4. Use Permit, Dogtopia of South Chandler

Move Planning and Zoning Commission recommend approval of Use Permit time extension PLH26-0024 Dogtopia of South Chandler to continue to allow the operation of an outdoor dog play area located at 4901 S Arizona Avenue, Suite 7, subject to the conditions as recommended by Planning staff.

5. Use Permit, Carvana

Move the Planning and Zoning Commission recommend approval of Use Permit PLH26-0025 Carvana to allow expansion of wholesale auto storage in the Planned Industrial (I-1) zoning district generally located north of the northwest corner of Chandler Boulevard and McKemy Avenue, subject to the conditions as recommended by Planning staff.

6. Notice of Cancellation of the August 5, 2026, Planning and Zoning Commission

Move Planning and Zoning Commission cancel the meeting scheduled August 5, 2026, due to lack of items.

Consent Agenda Motion and Vote

Commissioner Quinn motioned to approve the Consent Agenda of the July 17, 2026, Regular Planning and Zoning Commission Meeting, Seconded by Vice Chair Bilsten.

Motion carried unanimously (5-0).

Member/Staff Comments/Announcements

COMMISSIONER QUINN announced that he would not be present at the next Planning and Zoning Commission meeting, set to be on August 19, 2026.

CHAIR KOSHIOL noted that per staff, August 19, 2026, may not be the next meeting date as there are currently no planned items for that date but that commissioners and the public would be informed at a closer date.

DAVID DE LA TORRE, ACTING PLANNING ADMINISTRATOR, informed commissioners that there was a plan for a Planning and Zoning Retreat for October but at this time a date is to be determined and that staff would plan for later in the year.

CHAIR KOSHIOL wished everyone a Happy Labor Day if the commission does not meet again until September.

Calendar

The next regular meeting will be held on Wednesday, August 19, 2026, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:36 p.m.



David de la Torre, Secretary

Sherri Koshiol, Chair