

Meeting Minutes

Planning and Zoning Commission

Study Session

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 Chair Koshiol at 5:01 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

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. June 17, 2026, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session and Regular Meeting of June 17, 2026.

CHAIR KOSHIOL asked if commissioners had any questions or comments about the previous meeting minutes. There were none.

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.

MIKAYELA LIBURD, CITY PLANNER, presented PLH26-0015 Happy Jack Distillery. MS. LIBURD reported that the area, zoned I-2, does allow for a distillery and ancillary tasting room, however the tasting room exceeds the allowed square footage of 15% or less, with the proposed tasting room totaling 290 square feet of the 1800 square foot building. MS. LIBURD reported the hours of the tasting room would be Friday-Sunday 12pm-5pm.

A neighborhood meeting was not required as there are no residential properties within a quarter mile.

Staff recommends approval with stipulations.

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.

CHAIR KOSHIOL announced this item, GREENWOOD BREWING has been withdrawn and will be re-advertised.

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.

TAYLOR MANEMANN, CITY PLANNER, presented PLH26-0024 Dogtopia of South Chandler.

MS. MANEMANN reviewed the subject site and current zoning. MS. MANEMANN provided background information on Dogtopia of South Chandler and the Use Permit history. The outdoor play area is 1000 square feet and the hours of operation for the outdoor area are Monday through Friday 8am-11am and then 3pm-6pm, Saturdays from 10am-12pm and no

outdoor hours on Sunday. The outdoor capacity is 40 dogs, monitored by staff. There are no proposed changes from the previous Use Permit.

A neighborhood meeting was held on July 6, 2026, with only the applicant and staff in attendance. There was one concern received from a resident about the compatibility of the business in relation to the charter school nearby. Staff provided additional information to the resident on the business operations and that the operator will continue to be required to be in conformance with their approval stipulations in order to be in good standing with their Use Permit.

Staff recommends approval with stipulations, with no time limit associated with this request. If approved, it will remain valid unless further action is taken by City Council.

COMMISSIONER GUATHIER asked for clarification on the time frames for Use Permits following the 1 year - 1 year - 4 year and then no time limit format. MS. MANEMANN explained that was the typical path for Use Permits.

CHAIR KOSHIOL congratulated the business for continuing to be “a good neighbor.”

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.

TAYLOR MANEMANN, CITY PLANNER presented PLH26-0025 Carvana. MS. MANEMANN reviewed the current zoning and background on the site. The request is to expand the wholesale auto use, directly attached to the existing Carvana and Odessa sites. There will be no vehicle repair in this instance. The northern parcel is going to be striped and a screen wall will surround the property with no direct connection to McKemy Avenue or Detroit Circle. There will be 132 parking spaces. The southern parcel will have no direct access to McKemy Avenue with 177 parking spaces.

A neighborhood meeting was not required as there are no residential properties within a quarter mile.

MS. MANEMANN reported one concern reported by a nearby business about test driving on McKemy Avenue. MS. MANEMANN stated she did check with Chandler Police Department and there were no reports for the area. MS. MANEMANN reported that Chandler Police Department will continue to be the acting entity that monitors the area continually.

Staff recommends approval of the Use Permit with stipulations.

CHAIR KOSHIOL asked if there were any questions on this presentation. There were none.

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.

CHAIR KOSHIOL reminded everyone that the next Planning and Zoning Commission Meeting will be cancelled.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, August 19, 2026, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:14 p.m.



David de la Torre, Secretary

Sherri Koshiol, Chair