

Meeting Minutes

Planning and Zoning Commission

Study Session

August 19, 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 Chair Koshiol at 5:16 p.m.

Roll Call

Commission Attendance

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

Staff Attendance

David de la Torre, Acting Planning Admin.
Lauren Schumann, Acting Planning Manager
Taylor Manemann, City Planner
Dawn Gingerich, Assistant City Attorney
Danielle Smee, Clerk

***= Indicates telephonic appearance**

Absent

Commissioner Mike Quinn- 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. July 15, 2026, Planning and Zoning Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning meeting minutes of the Study Session of July 15, 2026, and Regular Meeting of July 15, 2026.

CHAIR KOSHIOL asked if commissioners had any questions or comments on the meeting minutes for July 15, 2026. There were none.

2. ZONING CODE AMENDMENT, ENTERTAINMENT USE PERMIT

Move Planning and Zoning Commission recommend approval of the proposed text amendment of Chapter 35 Land Use and Zoning by amending Section 35-305(4) Entertainment Use Permits (EUP) by removing external speakers in outdoor seating areas from triggering the requirement for an EUP when no entertainment activity is provided.

LAUREN SCHUMANN, ACTING PLANNING MANAGER, presented PLH26-0030, Entertainment Use Permit Code Amendment. MS. SCHUMANN reviewed the history of Entertainment Use Permits within the City of Chandler as well as what “triggers” a business to have to come to Planning and Zoning for an Entertainment Use Permit. With the updates proposed, this amendment would remove external speakers in an outdoor seating area from triggering the requirement for an Entertainment Use Permit when no entertainment activity is provided. Entertainment is defined within Chapter 35 Land Use and Zoning as “live musical performances, disc jockeys, karaoke, dancing and similar activity.” This definition excludes establishments that provided activities like cinemas, performing arts theaters, amusement arcades, bowling alleys, skating rink or recreation assembly uses for family/children.

MS. SCHUMANN reviewed the criteria for determining whether an Entertainment Use Permit is required, noting that Tax and License sends all the new business requests over to Planning for review to see if an Entertainment Use Permit is required. MS. SCHUMANN then reviewed the new wording for the proposed amended code, eliminating the need for a business to be required to have an Entertainment Use Permit when they are only utilizing pre-recorded music on a patio/outdoor seating area.

MS. SCHUMANN stated this would be helpful to the business community. MS. SCHUMANN noted that proposed amendment was posted on the city website, was part of a social media post, advertised via newspaper and sent some alcohol consultants that frequently work with Chandler businesses. Staff is unaware of any concerns from residents. Planning staff recommended approval.

CHAIR KOSHIOL opened the floor to any questions or comments.

COMMISSIONER SCHWARZER asked if Entertainment Use Permit amendment was a case-by-case situation, referencing J. Alexander's Entertainment Use Permit as a previous example where there were few residential areas in the required notification zone and that in that instance there was an entire shopping center between the restaurant and the residential area.

MS. SCHUMANN reported that the measurement for notification is 600 feet from the wall closest to the zoned residential properties regardless of what is in between.

3. USE PERMIT AND ENTERTAINMENT USE PERMIT, SEAFOOD CITY

Move Planning and Zoning Commission recommend approval of PLH26-0034 Seafood City, Use Permit approval for a Series 6 Bar Liquor License and an Entertainment Use Permit to allow for live entertainment indoors, located at 3177 W Chandler Boulevard, Suite 200, in the Chandler Fashion Center, generally located at the southwest corner of Price Road and Chandler Boulevard, subject to conditions as recommended by Planning staff.

TAYLOR MANEMANN, CITY PLANNER, presented PLH26-0034 Seafood City. MS. MANEMANN reviewed the current location and planned entertainment for Seafood City, noting events like Karaoke, live music, cultural events and performances and open mic nights as examples of the proposed live entertainment the grocery store plans to host during its "after hours." MS. MANEMANN provided a map of where the proposed entertainment will occur within the store as well as the hours of operation and hours of proposed live entertainment (Friday and Saturday 9pm-12am).

A neighborhood meeting was held on August 13, 2026, with only the applicants in attendance. There was no reported opposition to this request. Staff recommends approval with stipulations.

COMMISSIONER GAUTHIER inquired about the access that patrons would have to the actual mall area, given that the proposed entertainment times extend later than the mall's hours of operation.

MS. MANEMANN reported there will be an exterior entrance/exit to Seafood City and it will have similar hours to Round 1 (located on the floor below) and that there can be restriction on the rest of the mall once it has closed.

VICE CHAIR BILSTEN stated that there are other businesses that can be accessed and are open later than the mall where people would not be wandering through the mall after hours. VICE CHAIR BILSTEN appreciated the shown notification area, stating that though there are few residential areas impacted by this Entertainment Use Permit and Use Permit, it still captured

residents nearby and included them in the notification process and there was no negative feedback. VICE CHAIR BILSTEN stated that this was a creative business idea and could bring energy to the area.

4. NOTICE OF CANCELLATION OF THE SEPTEMBER 2, 2026 PLANNING AND ZONING COMMISSION MEETING

Notice of Cancellation of the September 2, 2026 Planning and Zoning Commission as recommended by staff due to no items.

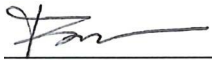
CHAIR KOSHIOL reminded everyone that the September 2, 2026 Planning and Zoning Commission meeting will be cancelled.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, September 16, 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