Meeting Minutes
Planning and Zoning Commission
Regular Meeting

September 16, 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 Chair Koshiol at 5:42 p.m.

Roll Call

Commission Attendance

Chair Sherri Koshiol
Vice Chair Tom Bilsten
Commissioner Mike Quinn
Commissioner Charlotte Golla
Commissioner Dan Gauthier

Staff Attendance

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

Absent

Commissioner Ryan Schwarzer-Excused
Commissioner Tracy DuCharme-Excused

Pledge of Allegiance

The Pledge of Allegiance was led by Vice Chair Bilsten.

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. August 19, 2026 Planning and Zoning Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning meeting minutes of the Study Session and Regular Meeting of August 19, 2026.

2. Rezoning, Rezamp Office #2 and #3

Move Planning and Zoning Commission recommend approval of Rezoning PLH25-0001 Rezamp Office #2 and #3, Rezoning amendment to include Adult Daycare as a permitted use within an SF-8.5/Planned Area Development (PAD) for professional offices, located at 456 & 484 W Chandler Boulevard, generally located ½ mile west of the north-west corner of Chandler Boulevard and Arizona Avenue, subject to the conditions as recommended by Planning Staff.

3. Rezoning and Preliminary Development Plan, Vineyard Park

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH26-0017 Vineyard Park, rezoning from Planned Area Development for church uses to PAD for single-family residential, located ¼ mile north and west of the north-west corner of Germann and Alma School roads, subject to conditions by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH26-0017 Vineyard Park for sixteen-lot single-family subdivision, located ¼ mile north and west of the north-west corner of Germann and Alma School roads, subject to conditions as recommended by Planning staff.

4. Rezoning, Stellar City North

Move Planning and Zoning Commission recommend approval of Rezoning PLH25-0029 Stellar City North, Rezoning from Single-Family (SF-8.5) District to Single-Family District/Planned Area Plan (SF-8.5/PAD) on five (5) single-family residential lots located at the northeast corner of Stellar Parkway and Mercury Way to establish site-specific development standards for residential aircraft hangars, including modifications to permitted building height, lot coverage and hangar setback requirements, subject to the conditions as recommended by Planning staff.

5. Preliminary Development Plan, Desert Palms- Burlington Signs- CONTINUANCE

Move Planning and Zoning Commission continue PLH26-0031-Desert Palms-Burlington Signs to the October 21, 2026 meetings as recommended by Planning staff.

6. Preliminary Development Plan, Desert Palms

Move Planning and Zoning Commission recommend approval of PLH25-0018 Desert Palms, to allow for additional retail pad buildings at an existing shopping center, subject to conditions as recommended by staff.

7. Preliminary Development Plan, 7-11 Chandler

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH25-0038 7-11 Chandler for the site layout and architecture for a gas station, convenience store and commercial pad, generally located approximately 500 feet north of the north-west corner of Cooper and Germann roads, subject to the conditions as recommended by Planning Staff.

8. Use Permit, GOODAZ

Move Planning and Zoning Commission recommend approval of Use Permit PLH25-0041 GoodAZ to install a new mono-broadleaf wireless communication facility generally located at the southeast corner of Ray Road and McClintock Drive, subject to conditions as recommended by Planning staff.

9. Notice of Cancellation of the October 7, 2026 Planning and Zoning Commission

Notice of Cancellation of the October 7, 2026 Planning and Zoning Commission Hearing as recommended by staff due to lack of items.

Consent Agenda Motion and Vote

COMMISSIONER QUINN moved to approve the Consent Agenda of the August 19, 2026, Regular Planning and Zoning Commission Meeting with the updated stipulation to Item 5, Seconded by COMMISSIONER GAUTHIER. VICE CHAIR BILSTEN noted he would not be voting on Item 3.

Items 1, 2, 4, 5, 6, 7, 8, 9 approved unanimously (5-0), with VICE CHAIR BILSTEN recusing himself from Item 3 which passed (4-0).

Staff/Member Comments/Announcements

N/A

Calendar

The next regular meeting will be held on Wednesday, October 21, 2026, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:47 p.m.

David de la Torre, Secretary

Sherri Koshiol, Chair