

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, January 4, 2012 held in the City Council Chambers, 88 E. Chicago Street.

1. Chairman Cason called the meeting to order at 5:30 p.m.
2. Pledge of Allegiance led by Commissioner Pridemore.
3. The following Commissioners answered Roll Call:

Chairman Michael Cason
Commissioner Stephen Veitch
Commissioner Matthew Pridemore
Commissioner Bill Donaldson

Absent and excused:

Vice Chairman Leigh Rivers
Commissioner Andrew Baron
Commissioner Katy Cunningham

Also present:

Ms. Jodie Novak, Senior City Planner
Mr. Bill Dermody, Senior City Planner
Mr. Erik Swanson, City Planner
Mr. Glenn Brockman, Assistant City Attorney
Ms. Joyce Radatz, Clerk

4. APPROVAL OF MINUTES
MOVED BY COMMISSIONER PRIDEMORE, seconded by **COMMISSIONER DONALDSON** to approve the minutes of the December 7, 2011 Planning Commission Hearing. The motion passed 3-0 with one abstention (Commissioner Veitch abstained as he was not at the meeting). (Vice Chairman Rivers and Commissioners Baron and Cunningham were absent at this meeting.)
5. ACTION AGENDA ITEMS
CHAIRMAN CASON informed the audience that prior to the meeting Commission and Staff met in a Study Session to discuss each of the items on the agenda and the consent agenda will be approved by a single vote. After Staff reads the consent agenda into the record, the audience will have the opportunity to pull any of the items for discussion. Item E was pulled for action.

A. APL11-0001/DVR10-0023/PPT10-0005 HAMILTON HEIGHTS

Approved.

Request Area Plan Amendment of the Section 16 Area Plan from multi-family residential development to allow for single-family residential development, along with Rezoning from Planned Area Development for multi-family residential to Planned Area Development for single-family residential along with Preliminary Development Plan and Preliminary Plat approval for a 44 lot single-family residential subdivision on an approximate 11.5 acre site. The subject site is located west of the southwest corner of Arizona Avenue and Queen Creek Road.

1. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
8. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
9. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
10. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona

and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Hamilton Heights development shall use treated effluent to maintain open space, common areas, and landscape tracts.

11. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the home builder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

Preliminary Development Plan

Staff, upon finding consistency with the General Plan, recommends approval of DVR10-0023 HAMILTON HEIGHT, Preliminary Development Plan for subdivision layout and housing product, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit No. 8, Development Booklet, entitled "Hamilton Heights", and kept on file in the City of Chandler Planning Division, in File No. APL11-0001/DVR10-0023, except as modified by condition herein.
2. No more than two identical side-by-side roof slopes should be constructed along arterial or collector streets or public open space.
3. The same elevation shall not be built side-by-side or directly across the street from one another.

4. All homes built on corner lots within the residential subdivision shall be single-story.
5. For lots adjacent to an arterial street, two-story homes are limited to every third lot, with no more than two, two-story homes built side-by-side.

Preliminary Plat

Staff recommends approval of Preliminary Plat PPT10-0005 HAMILTON HEIGHTS, subject to the following condition:

1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

B. DVR11-0024 GREYWOOD PROFESSIONAL OFFICES

Approved.

Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three year schedule for development or to cause the property to revert to the former Agriculture District (AG-1) zoning. The existing PAD zoning is for an office building on approximately 2 acres located south of the southwest corner of Frye Road and Gilbert Road, north of Pecos Road.

Planning Staff, upon finding consistency with the General Plan, recommends approval to extend the timing condition for three (3) years in which the zoning would be in effect until September 13, 2014, and with all of the conditions in the original approval remaining in effect.

C. DVR11-0030 LIGHT OF CHRIST LUTHERAN CHURCH

Approved to continue to the February 1, 2012 Planning Commission Hearing.

Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former zoning district of PAD for multi-family development. The existing PAD zoning is for a church. The subject site is located at 1500 N.W. Jacaranda Parkway on approximately 6.3 acres. **(REQUEST CONTINUANCE TO THE FEBRUARY 1, 2012 PLANNING COMMISSION HEARING.)**

D. DVR11-0031 CHANDLER AIRPARK BUSINESS CENTER

Approved.

Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former zoning district of Agricultural (AG-1). The existing PAD zoning designation is for a business park development with aviation-related uses on an approximate 19.2-acre site, and is located at the northwest corner of Cooper and Queen Creek roads.

Staff, upon finding consistency with the General Plan and Chandler Airpark Area Plan, recommends approval of extending the timing condition for case DVR11-0031 CHANDLER AIRPARK BUSINESS CENTER for an additional three (3) years in which the zoning would be in effect until October 2014, with all of the conditions in the original approval remaining in effect.

F. DVR11-0049 FINISTERRA – CITY INITIAL ZONING

Approved.

Request the establishment of initial City zoning of Single-Family residential (SF-18) on an approximate 40-acre site located at the southwest corner of Ocotillo Road and the future 148th Street alignment.

Upon finding consistency with the General Plan and the SECAP, Staff recommends approval of the establishment of initial city zoning of SF-18 on an approximate 40.8-acre site located at the southwest corner of Ocotillo Road and 148th Street.

G. ZUP11-0019 JAY PAGES JIU-JITSU & MMA, LLC.

Approved.

Request Use Permit time extension approval to allow a mixed martial arts training facility within the I-1/PAD (Planned Industrial District with a Planned Area Development overlay) zoning. The subject site is located at 114 S. Southgate Dr., Suite 1, south of Chandler Boulevard and west of 54th Street.

1. Expansion or modification beyond the approved exhibits (floor plan, narrative, parking plan) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit shall remain in effect for three (3) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
3. The use shall be in substantial conformance with exhibits and representations.
4. The property shall be maintained in a clean and orderly manner.

H. ZUP11-0025 APEX TINT LLC.

Approved.

Request Use Permit approval to allow a window tinting business with on-site automotive tinting within the I-1 (Planned Industrial District) zoning. The subject site is located at 500 N. 56th Street, Suite 8, north of Chandler Boulevard.

1. Expansion or modification beyond the approved exhibits (site plan, floor plan, narrative, parking plan) shall void the Use Permit and require new Use Permit application and approval.

2. The Use Permit shall remain in effect for one (1) year from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
3. The use shall be in substantial conformance with exhibits and representations.
4. The property shall be maintained in a clean and orderly manner.
5. **Overnight outdoor storage of vehicles is prohibited.**

I. ZUP11-0036 ICEV PARKING LOT

Approved.

Request Use Permit approval to allow for a temporary parking lot on an approximate .75- acre site. The subject site is located at the northwest corner of Erie Street and Pleasant Drive.

1. The Use Permit shall remain in effect for two (2) years from the effective date of City Council approval. Continuation of the use of such parking lot beyond the expiration date shall require re-application to and approval by the City of Chandler.
2. The temporary parking lot shall be surfaced with gravel or other suitable material and type of dust palliative in accordance with current Maricopa County regulations. The parking lot shall be maintained at all times in a dust-free and weed-free manner.
3. The expansion or modification beyond the approved site plan shall void the Use Permit and require new Use Permit application and approval.

MOVED BY COMMISSIONER PRIDEMORE, seconded by **COMMISSIONER VEITCH** to approve the Consent Agenda with additional conditions as read into the record by Staff. The Consent Agenda passed unanimously 4-0 (Vice Chairman Rivers, Commissioners Baron and Cunningham were absent).

ACTION:

E. DVR11-0041 WESTERN STATE BANK

Approved.

Request amendment of Planned Area Development (PAD) zoning with Preliminary Development Plan (PDP) approval for modified signage on a new bank building at the northeast corner of Chandler Boulevard and Alma School Road.

Upon finding consistency with the General Plan, Staff recommends approval of the rezoning request to eliminate the zoning condition, Condition No. 11 in ordinance No. 4088, requiring building signage to be reverse pan-channel.

and

Also, Staff recommends approval of the PDP request to amend approved building signage, subject to the following condition:

1. Substantial conformance with application materials kept on file in the City of Chandler Planning Division, in File No. DVR11-0041, except as modified by condition herein.

MR. BILL DERMODY, SENIOR CITY PLANNER, stated the applicant was present to answer any questions. The basics of this case is that previously Western State Bank at the northeast corner of Alma School and Chandler Boulevard was stipulated to modify their signage to make it reverse pan channel rather than pan channel letters as originally presented. A couple of years later they have taken a closer look at it and they would really like to go back to what they have originally proposed, the pan channel letters with a day/night black/white lettering. What they see on the front of the bank façade, it would look the same no matter whether it is reverse pan channel or pan channel during the day either way it is going to be a black lettering. The question is whether they can instead of having a halo around each of the letters, which was the previous condition, can they just have it shine white right out front of the letters through the perforations on the vinyl covering. They had a number of questions during Study Session but he said he would turn it over to the Chairman for any questions.

CHAIRMAN CASON said they just had some questions for the applicant regarding general sign questions so that they have an understanding of what they are looking at.

COMMISSIONER PRIDEMORE asked Staff if he could just walk them through the process and terms of approval when this signage package or any other that would come through the city. What set of eyes are actually looking at the signage to see that what was built matches what was on the plan. Mr. Dermody said they have Staff in the Planning Division that actually looks at that. The Transportation & Development department reviews the sign against the zoning conditions and against the zoning representations and PDP representations. **COMMISSIONER PRIDEMORE** said the other question along those lines is would that Staff member be looking at how bright or potentially glaring any sign would be? Mr. Dermody said no, they don't have anything in their code about sign brightness right now. It is a very rare zoning condition. He can only think of 2 cases of where they have ever addressed brightness and that was when there was a video board sign out in front of a church.

CHAIRMAN CASON asked so when a City inspector inspects a sign to make sure it matches what was presented, they never go out at night to see if the sign looks like how it was presented? Mr. Dermody said it is not a typical part of the inspection to go out at night. However, our inspectors can tell by looking at a sign how it will appear at night. Just by the way it is constructed you can predict that. If they ever got a tip that it was somehow being lit otherwise, it would be to indirectly light it and add something later or modify it after the fact, then they would go back out there and check it.

CHAIRMAN CASON called up the applicant. He said the reason they are asking him up is because this is a new type of sign for them so they had questions that they wanted to ask about the sign.

COMMISSIONER PRIDEMORE asked regarding the vinyl that is applied to the clear acrylic or white acrylic, which side is it going on. Is it interior or is it exposed to the elements?

GLEN ZWICK, 4801 W. NORTH LANE, GLENDALE, said it is interior. It is a black vinyl perforation overlaid on white acrylic. When that thing illuminates, it is going to go very soft because black is an opaque color. He does produce some that he ships out of the United States which is a translucent blue. They just shipped one to El Paso before he went out and looked at it. It powered down quite a bit. This is going to be down quite a bit. It is going to be soft.

COMMISSIONER PRIDEMORE said one of the concerns was just how it was going to hold up not knowing what layer of the vinyl it was occurring on, if it was exposed to the elements or not. Mr. Zwick replied it would hold up great. They hold up very, very well. They use the best in the world. They have been using this stuff for 30 years and he has never had a problem. The perforated vinyl is made out of the same vinyl as it is manufactured but has minute holes in it.

CHAIRMAN CASON asked so it is the same material? Mr. Zwick replied yes. **CHAIRMAN CASON** said his packet didn't have anything in it showing what they were going to be presenting other than of course the actual design. They are only a recommending body and he doesn't know whether the City Council is even going to want to talk about this but he asked Mr. Zwick when he comes back before the City Council to bring an example of the sign or of a sign lit at night using this technology with the standard amount of lighting they would expect in it. He thinks they would want to see the context of an entire sign photographed at night so they could see how it looks insofar as the brightness is concerned with items that are around it, the reflection of it on the building, those types of issues. On the example that Staff showed to them earlier where they have the rubber band ball all lit up, in the case of the family is that a different color than the color of the type? Mr. Zwick said no sir they are all the same, all uniform. **CHAIRMAN CASON** said so during the day it's all black and at night the family will be white as well. Mr. Zwick said that is correct. **CHAIRMAN CASON** said it is illuminated as well as the same color as the lettering. Mr. Zwick replied yes.

CHAIRMAN CASON said when they asked Staff about being able to control the brightness of it Staff indicated to him that they weren't aware of any situations where it had been dimmed before. Mr. Zwick said no sir and in the time period between he called one of the experts here on LED's and they talked about putting a dimmer on it and it cannot be done. That is a 12-volt system – they are going to blow that if they start burning up those modules. **CHAIRMAN CASON** said so it is not like a standard LED light bulb where they can go buy one at a Home Dept. that they can put on a dimmer. Mr. Zwick said no sir. He said some of these things get down to where they are about a ½ inch square. They are very, very tiny. **CHAIRMAN CASON** said so each LED is a circuit in of itself. Is the back pan of these signs nothing but LED's glued into a panel or how does that work? Mr. Zwick said you take a standard pan channel letter and

take the backside off (it is a 5" deep letter like any standard style) and you follow the configuration of the letter and that is pretty much it. **CHAIRMAN CASON** said take the 'W' from Western for example, do the LED lights fit the entire base of the pan or is their one strip that follows the 'W'? Mr. Zwick said in this case it should go right down through the center, one line not a double line. **CHAIRMAN CASON** said so in the case of the man of this family group here, he would have one strip going all of the way from the top of his head all the way down to one of his legs or both legs or how does that work? Mr. Zwick said for the guy that puts this together it is going to drive him crazy. **CHAIRMAN CASON** said so if he were to describe it in a way that maybe he could understand it, it kind of behaves like a neon tube insofar as not how it broadcasts lighter but its actual physical design within the pan. In other words, it is a straight tube of light that is meant to emit in a wide pattern. That is one of his big concerns is that the back of the pan is not full of lights. It is not just like hundreds and hundreds of lights back there. There are just as many lights as can fit in a straight line in those channels. Mr. Zwick said what they try to do is make sure they hit the floor and get in all of the corners so there are no dead spots. It is like he says, it follows the configuration of whatever it may be. **CHAIRMAN CASON** asked Mr. Zwick if he could supply to Staff some detailed specifications, books, examples of this type of lighting. Mr. Zwick said he could go to the manufacturer in China and have them send them something. **CHAIRMAN CASON** said that would be nice because that then gives them an opportunity to kind of understand the technology before the next one comes up.

CHAIRMAN CASON said let's say by chance that his sign is up and lit and they go by or anybody goes by and the thing is so ridiculously luminous that they could see it and if it were up higher, you could see it for miles away. He knows he is probably exaggerating. If it is ridiculously bright, so bright that someone would lodge a complaint against it, what options are available through him as a sign manufacturer to dim those lights. He doesn't mean physically dim them by voltage change - how would he better control that? Mr. Zwick said it is his belief that it won't be but you would basically have to replace them with another type of LED. They are trying very hard to stay with this one type. They spent a year researching many, many manufacturers and they landed on this one type because it is cost efficient and it holds up very, very well. It is very uniform. They started out with lights that wouldn't last and then they went yellow. Over the last 5, 6 years they have improved on them to the point now they have a decent product. It is good for the customer. **CHAIRMAN CASON** said so basically you couldn't take the vinyl and put less holes in it. Mr. Zwick said the vinyl comes off of a roll and is manufactured with a pattern. They are very small holes but there are thousands of them. It really pins this thing down and being black is an opaque color and opaque is not going to emit light, it will only come through those holes but it gives you an illusion at night of turning white. **CHAIRMAN CASON** said so you couldn't change the intensity of the LED's either, right? That would be too expensive to actually pull each one of those modules and put another one in. Mr. Zwick said that is a very expensive proposition once it is in place up on the wall, yes. **CHAIRMAN CASON** said he went from a white to a yellow. How were they able to determine the proper luminescence of the LED? Did they do it scientifically or anecdotally, how did that all happen? Mr. Zwick said they stacked up several different manufacturers and looked at them. **CHAIRMAN CASON** said you did? Mr. Zwick replied it was his boss. **CHAIRMAN**

CASON said so this is before any of them were around or are some signs already up and he was trying to duplicate somebody else's manufacturing? Mr. Zwick said they had many different representatives and manufacturers come in and bring their product and they would set it up and light it up inside his office. You could actually see a difference between different manufacturer's and the color of white. You would think white would be white but it is not. You have a yellow white, a blue white, and a white-white. It graduates – this being one of the better ones that they have ever seen. **CHAIRMAN CASON** asked if one of the LED lights burns out or a strip of them where it impacts the coloring of the letter where it doesn't look right, how do they repair that? Mr. Zwick replied by section. **CHAIRMAN CASON** asked how big is each LED section? Mr. Zwick said they are in 5" increments. They have 'x' number in the unit. They just cut those wires, put in new ones and tie them together. **CHAIRMAN CASON** said so when they put the 5 strips together, do they snap together, are they soldered in a board, do they glue them to the back? Mr. Zwick replied they come in a wire carrier. They have a module, 2 wires. **CHAIRMAN CASON** asked if they just glue it into the back of the channel. Mr. Zwick says the manufacturer says glue them in. They glue them and they also fasten them from the back side because of the heat here over a period of years; they are afraid the glue isn't going to hold. It probably won't and it will start coming loose. They don't want that. So they mechanically fasten. **CHAIRMAN CASON** asked if there was a transformer for each letter or is there a single transformer for the whole sign? There is a single transformer for x number of feet. In this case, he would have to go back and look at his numbers. The power supplies are 60 watt and this particular LED is 45 to 50 linear feet. So a sign like this will probably have 2 or 3 power supplies.

COMMISSIONER PRIDEMORE asked on the vinyl product is there only one density of holes. Obviously the density of the holes effects how much light is coming through. Mr. Zwick replied that it only comes with one set of holes. **COMMISSIONER PRIDEMORE** said so they can't go back and get the same product with a different set. Mr. Zwick stated that if they want to go back to the manufacturer and buy huge rolls, which are thousands and thousands of yards, you can probably get what you want. **COMMISSIONER PRIDEMORE** said but the reality is right now off of the shelf there is only one product with one density. In listening to how the LED's are being put into each of the letters again, hypothetically if the thing was too bright could they literally just remove some of the LED's? Mr. Zwick said you would probably wind up with dead spots. It is his opinion that it is not going to be too bright because of that vinyl overlay - very simply. He has been in this business 55 years. He was brought up on neon. You take a neon tube, 13 ml., that increases the brilliance. This is comparable to a neon tube but less because of the overlays. **COMMISSIONER PRIDEMORE** asked if he has ever used this particular brand of LED before? The LED's that he is proposing for this signage, has he ever used them before? Mr. Zwick said yes. He ships them out of state. One just went to El Paso and other locations. **COMMISSIONER PRIDEMORE** said he is asking because he was given the impression that the physical LED's that he is proposing for these lights is a new product that he has not used in the past. Mr. Zwick replied they are relatively new but they have been using them. They used them on T-Mobile throughout the United States; a lot at the University of Phoenix. **COMMISSIONER PRIDEMORE** asked if there were any in Chandler? Mr. Zwick said he didn't know. **COMMISSIONER PRIDEMORE** said it was more curiosity than

anything else. Mr. Zwick said he would have to talk to people in the company to see who has done what and where. He has a hard enough time keeping up with his own projects. **COMMISSIONER PRIDEMORE** said for him that would be another bit of information to get to Staff when he gets a chance just so that they can go out and take a look at them.

CHAIRMAN CASON said let's say that Western State Bank wanted to be all red during the day and then red at night, could they produce a sign that would do that? Mr. Zwick said yes. **CHAIRMAN CASON** said so it would have the red vinyl with the pinholes and then they would put in red LED's. Mr. Zwick replies yes. The thing you have to be careful with is if you do this over white acrylic, white and red turns pink. So you can get a pinkish color. **CHAIRMAN CASON** said whatever he decided to do it would have to mesh with white or he would have to make sure all the coloring or their logo colors would be compatible with blending white in with that color. It has to be white acrylic, it can't be any other color? Mr. Zwick replied no, not in this case. **CHAIRMAN CASON** asked if it were red could it be clear? Mr. Zwick said it could. The problem with that is you can see through and they are going to see these LED's stacked up. They are going to notice there is a light behind there. It is not going to be uniform and it is not going to be a glow. **CHAIRMAN CASON** said so they would have to have the diffusion in the light to make the light work and the white acrylic makes that diffusion complete. Mr. Zwick said yes.

CHAIRMAN CASON thanked him for the lesson as he said he is always intrigued by new stuff like this and he thinks it is good for them to know how these things operate so when they come before them then they don't always have to ask the questions all of the time. He said he appreciated his contribution and also being able to deliver to Staff those items that they mentioned up there. He said as a formality he has to go to the audience and ask if anyone in the audience would like to speak on this. There was none. He closed the floor and thanked the applicant for his time. He looked for a motion. There were to be 2 motions.

MOVED BY COMMISSIONER VEITCH, seconded by **COMMISSIONER DONALDSON** to approve the rezoning from PAD to PAD Amended in case DVR11-0041 WESTERN STATE BANK in order to alleviate the requirement for building signage to be reverse pan channel as recommended by Staff. The item passed unanimously 4-0 (Vice Chairman Rivers, Commissioners Baron and Cunningham were absent).

and

MOVED BY COMMISSIONER VEITCH, seconded by **COMMISSIONER DONALDSON** to approve the PDP in case DVR11-0041 WESTERN STATE BANK subject to the conditions recommended by Staff. The item passed unanimously 4-0 (Vice Chairman Rivers, Commissioner Baron and Cunningham were absent).

6. DIRECTOR'S REPORT

Ms. Novak said there was nothing specific to report and said she wished everybody had a fun and nice New Year and welcome to 2012.

7. CHAIRMAN'S ANNOUNCEMENTS

CHAIRMAN CASON announced that the next regular meeting is January 18, 2012 at 5:30 p.m. in the Council Chambers at the Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

The meeting was adjourned at 6:03 p.m.

Michael Cason, Chairman

Jeffrey A. Kurtz, Secretary