

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, August 15, 2012 held in the City Council Chambers, 88 E. Chicago Street.

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

Vice Chairman Stephen Veitch
Commissioner Andrew Baron
Commissioner Katy Cunningham
Commissioner Matthew Pridemore
Commissioner Phil Ryan

Absent and excused:

Chairman Leigh Rivers
Commissioner Bill Donaldson

Also present:

Mr. Kevin Mayo, Planning Manager
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 RYAN, SECONDED BY COMMISSIONER CUNNINGHAM to approve the minutes of the August 1, 2012 Planning Commission Hearing. The motion passed unanimously 3-0 with 2 abstentions (Vice Chairman Veitch and Commissioner Pridemore). Also, Chairman Rivers and Commissioner Donaldson were not present for this meeting.
5. ACTION AGENDA ITEMS
VICE CHAIRMAN VEITCH 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. There were no items pulled for action.

A. PDP12-0007 AERO-ZONE SOLAR PARKING COVER

Approved.

Request Preliminary Development Plan (PDP) approval to allow a parking canopy cover within the building setback for property located at 2200 S. Stearman Drive, southwest corner of Cessna Drive and Stearman Drive.

1. Development shall be in substantial conformance with the representations and exhibits presented by the applicant.
2. The parking canopy cover shall be designed with paint colors and materials to be architecturally compatible with the existing building.

B. LUP12-0014 SANTAN BREWING COMPANY

Approved.

Request Use Permit approval to use several suites dedicated to alcohol production and packaging (Series 3 Domestic Microbrewery License) adjacent to an existing restaurant at 8 South San Marcos Place.

1. The Use Permit granted is for a Series 3 license only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.
3. Expansion or modification beyond the approved exhibits (Site Plan/Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
4. The area adjacent to the establishment shall be maintained in a clean and orderly manner.
5. 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.

C. ZUP12-0009 CROOKS CHIROPRACTIC

Approved.

Request Use Permit extension approval for the continued operation of a Chiropractic office within a single-family residential home. The subject site is located at 100 S. Cooper Road, south of the southwest corner of Chandler Boulevard and Cooper Road.

1. 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.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. The site shall be maintained in a clean and orderly manner.

D. ZUP12-0014 VISTA STAR VACANT LOT

Approved.

Request Use Permit approval to allow storage in a Medium-Density (MF-1) zoning district. The property is a vacant lot located west of (in the rear of) the duplex at 516 N. Washington Street, south and east of Galveston Street and Arizona Avenue.

1. Expansion or modification beyond the approved exhibits and representations shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit shall remain in effect for five (5) 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. One of the smaller storage sheds shall be removed.
4. All necessary building permits shall be obtained within six (6) months of City Council approval.
5. The site shall be maintained free of weeds or nuisance-inducing materials.
6. Storage materials shall not exceed the height of the property walls.
7. A 6'-high block fence and slatted-fence gate shall be installed along the property line adjacent to the alley within six (6) months of City Council approval.

E. ZUP12-0021 ALLRED CAC II

Approved.

Request Use Permit approval for an athletic training facility within a Planned Area Development (PAD) zoned district. The subject site is located at 2150 E. Germann Road, east of the northeast corner of Cooper and Germann roads.

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to other locations.
3. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.
4. **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.**
5. The site shall be maintained in a clean and orderly manner.
6. Fitness activities shall be restricted to indoors only.

MOVED BY COMMISSIONER PRIDEMORE, seconded by **COMMISSIONER BARON** to approve the Consent Agenda as read into the record by Staff. The Consent Agenda passed

unanimously 5-0 (Chairman Rivers and Commissioner Donaldson were not present at the meeting).

6. DIRECTOR'S REPORT

Mr. Mayo said he had nothing to report.

7. CHAIRMAN'S ANNOUNCEMENTS

VICE CHAIRMAN VEITCH announced that the next regular meeting is September 5, 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 5:43 p.m.

Leigh Rivers, Chairman

Jeffrey A. Kurtz, Secretary