

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, February 5, 2014 held in the City Council Chambers, 88 E. Chicago Street.

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

Chairman Stephen Veitch
Commissioner Andrew Baron
Commissioner Katy Cunningham
Commissioner Bill Donaldson
Commissioner Devan Wastchak

Absent and excused:

Vice Chairman Matthew Pridemore
Commissioner Phil Ryan

Also present:

Mr. Kevin Mayo, Planning Manager
Mr. Erik Swanson, City Planner
Ms. Susan Fiala, City Planner
Mr. Glenn Brockman, Assistant City Attorney
Ms. Joyce Radatz, Clerk

4. APPROVAL OF MINUTES
MOVED BY COMMISSIONER CUNNINGHAM, seconded by COMMISSIONER BARON to approve the minutes of the January 15, 2014 Planning Commission Hearing. The motion passed 5-0 (Vice Chairman Pridemore and Commissioner Ryan were absent).
5. ACTION AGENDA ITEMS
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 action items.

A. PDP13-0014 CALABRIA

Approved.

Request Preliminary Development Plan approval of the housing product for a single-family residential subdivision located at the southwest corner of Brooks Farm and Cooper roads.

Preliminary Development Plan

1. Development shall be in substantial conformance with the Development Booklet, entitled “Calabria by Blandford Homes”, kept on file in the City of Chandler Planning Services Division, in File No. PDP13-0014, except as modified by condition herein.
2. Development shall be in substantial conformance with the Development Booklet, entitled “Calabria”, kept on file in the City of Chandler Planning Services Division, in File No. PDP10-0019, except as modified by condition herein.
3. Compliance with original conditions adopted by the City Council as Ordinance No. 3401 in case DVR02-0028 CALABRIA, except as modified by condition herein.
4. The same elevation shall not be built side-by-side or directly across the street from one another.
5. All homes built on corner lots within the residential subdivision shall be single-story.

B. LUP13-0021 TALEBU

Approved.

Request Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption both indoors and within an outdoor patio and to allow live music indoors at an existing restaurant. The subject site is located at 2095 N. Alma School Road, Ste. 2A, north of the northwest corner of Alma School and Warner roads.

1. The Use Permit granted is for a Series 12 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 a new Liquor Use Permit application and approval.
4. The site and outdoor patio shall be maintained in a clean and orderly manner.
5. Music shall be controlled so as to not unreasonably disturb area residents.

C. ZUP13-0031 FIERCE HAIR BY SACHA

Approved.

Request Use Permit approval to operate a hair salon business in the Plaza Del Rey development zoned High Density Residential (MF-3). The property is located at 497 West Ray Road, Suite 2, southeast corner of Ray Road and Iowa Street.

1. Development shall be in substantial conformance with the exhibits and representations.
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 landscaping in all open-spaces and rights-of-way shall be maintained by the property owner.
4. The site shall be maintained in a clean and orderly manner.
5. The Use Permit is non-transferable to any other property.

D. MOTION TO CANCEL THE FEBRUARY 19, 2014 PLANNING COMMISSION HEARING.

Approved.

MOVED BY COMMISSIONER BARON, seconded by **COMMISSIONER CUNNINGHAM** to approve the Consent Agenda as read into the record by Staff. The Consent Agenda passed 5-0 (Vice Chairman Pridemore and Commissioner Ryan were absent).

6. DIRECTOR'S REPORT

Mr. Kevin Mayo, Planning Manager, said there was nothing to report.

7. CHAIRMAN'S ANNOUNCEMENTS

CHAIRMAN VEITCH said the next regular meeting is March 5, 2014 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 5:36 p.m.

Stephen Veitch, Chairman

Jeffrey A. Kurtz, Secretary