

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, February 4, 2015 held in the City Council Chambers, 88 E. Chicago Street.

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

Chairman Matthew Pridemore
Vice Chairman Andrew Baron
Commissioner Katy Cunningham
Commissioner Bill Donaldson
Commissioner Ryan Foley
Commissioner Phil Ryan
Commissioner Devan Wastchak

Also present:

Ms. Jodie Novak, Senior City Planner
Mr. Erik Swanson, Senior City Planner
Mr. Scott McCoy, Asst. City Attorney
Ms. Lucy Vazquez, Clerk

4. APPROVAL OF MINUTES
MOVED BY COMMISSIONER CUNNINGHAM, seconded by CHAIRMAN WASTCHAK to approve the minutes of the January, 21 2015 Planning Commission Hearing. The motion passed 4-0. (Vice Chairman Baron, Commissioner Donaldson, Commissioner Foley abstained since they were not present January 21, 2015)
5. ACTION AGENDA ITEMS
CHAIRMAN PRIDEMORE informed the audience 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. DVR15-0003 SOUTHWEST CORNER OF QUEEN CREEK ROAD AND THE UNION PACIFIC RAILROAD.

Approved.

Request to establish the initial City zoning of Agriculture (AG-1) on approximately 18.75 acres located at the southwest corner of Queen Creek Road and the Union Pacific Railroad.

- B. PDP14-0011 CORNERSTONE CHURCH – CAMPUS EXPANSION
Approved.

Request Preliminary Development Plan approval for site layout and building architecture for the master plan of the 23.9-acre Cornerstone Christian Fellowship campus. The subject site is located at the southeast corner of Alma School and Willis roads.

1. 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.
2. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
3. 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.
4. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "CORNERSTONE CHRISTIAN FELLOWSHIP", kept on file in the City of Chandler Planning Division, in File No. PDP14-0011 CORNERSTONE CHURCH - CAMPUS EXPANSION, except as modified by condition herein.
5. Landscaping shall be in compliance with current design standards.
6. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
7. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
8. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
9. Preliminary Development Plan 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 Preliminary Development Plan shall apply.
10. **The applicant shall work with Planning Staff to modify the colors of the monument signs along Alma School Road.**

C. ZUP14-0032 WEE BLESSINGS PRESCHOOL & ACADEMY

Approved.

Request Use Permit extension approval for the continued operation of a preschool. The subject site is located at 1751 E. Queen Creek Road, west of the southwest corner of Queen Creek and Cooper roads.

1. Development shall be in substantial conformance with the submitted application documents (Narrative, Site Plan, Floor Plan) except as modified by condition herein.
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.

CHAIRMAN PRIDEMORE asked if an additional stipulation would be added to Item B regarding colors.

MR. ERIK SWANSON, SENIOR CITY PLANNER responded that a stipulation No. 10 will be added to Item B. The applicant shall work with staff to work with the colors on the monument signs along Alma School Road.

CHAIRMAN PRIDEMORE had a speaker card explaining that Phil Chavez is in favor of Item C but preferred not to speak.

CHAIRMAN PRIDEMORE stated all items are still on the Consent Agenda and asked the audience for comments, questions or if anyone would like to have items pulled for a full presentation. There were none.

CHAIRMAN PRIDEMORE stated for the record he is voting no on Item C ZUP14-0032 WEE BLESSINGS PRESCHOOL & ACADEMY. This is to be consistent with his prior voting. Nothing has changed to the properties to the west.

COMMISSIONER DONALDSON stated he will also be voting no on Item C. Consistent with his prior voting and lack of changes or condition changes over the last period of the use permit.

COMMISSIONER CUNNINGHAM stated she also will be voting no on Item C. Nothing has changed and she thanks God nothing has happened with the Airpark or with any of the children being ill from the pesticides. However, when the child is 15 years of age and has problems that may have come from those pesticides or should an accident occur in the future, she does not want it on her conscious therefore the vote is no.

MOVED BY VICE CHAIRMAN BARON, seconded by **COMMISSIONER RYAN** to approve the Consent Agenda as read in by Staff with a noted stipulation to Item B and the no votes on Item C. The Consent Agenda passed 7-0 and Item B passed 4-3 (Chairman Pridemore, Commissioner Donaldson and Commissioner Cunningham voted no).

6. DIRECTOR'S REPORT

Ms. Jodie Novak, Senior City Planner had nothing to report.

7. CHAIRMAN'S ANNOUNCEMENTS

CHAIRMAN PRIDEMORE said the next regular meeting is February 18, 2015 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 5:40 p.m.

Matthew Pridemore, Chairman

Jeffrey A. Kurtz, Secretary