

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, February 18, 2015 held in the City Council Chambers, 88 E. Chicago Street.

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

Vice Chairman Andrew Baron
Commissioner Bill Donaldson
Commissioner Ryan Foley
Commissioner Phil Ryan
Commissioner Devan Wastchak

Absent and excused:

Chairman Matthew Pridemore
Commissioner Katy Cunningham

Also present:

Mr. Kevin Mayo, Planning Manager
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 RYAN, seconded by COMMISSIONER DONALDSON to approve the minutes of the February 4, 2015 Planning Commission Hearing. The motion passed 5-0. (Chairman Pridemore and Commissioner Cunningham, absent)
5. ACTION AGENDA ITEMS
VICE CHAIRMAN BARON 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. LUP15-0002 OCOTILLO VILLAGE HEALTH CLUB & SPA

Approved.

Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 7 Beer and Wine Bar License to sell and serve liquor for on-site consumption only both indoors and outdoors located at the southwest corner of Alma School and Ocotillo roads.

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
2. The Liquor Use Permit is granted for a Series 7 license only, and any change of license shall require reapplication and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to other facility locations.
4. Liquor 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 Liquor Use Permit shall apply.

B. ZUP14-0002 NORTH CONGREGATION OF JEHOVAH'S WITNESSES

Approved.

Request Use Permit approval to allow a place of worship/church within Planned Industrial District (I-1) zoning located at the northeast corner of Chilton Drive and San Marcos Place, west of Arizona Avenue and north of Elliot Road.

1. Expansion or modification beyond the approved exhibits (Exhibit A narrative, Exhibit B site plan, Exhibit C landscape plan, Exhibit D building elevations, Exhibit E floor plan, Exhibits F signage) shall void the Use Permit and require new Use Permit application and approval by the City of Chandler.
2. The Use Permit is non-transferable to any other property.
3. The property shall be maintained in a clean and orderly manner.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting in accordance with City approved construction plans.
5. 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.

C. ZUP14-0028 SPRINT AT ALMA SCHOOL AND ELLIOT

Approved.

Request Use Permit approval to replace an existing wireless communication facility with a monopalm located at 3150 N. Alma School Rd., northwest corner of Alma School and Elliot roads.

1. Development shall be in substantial conformance with approved exhibits. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.
2. A pineapple shall be added to the monopalm.

VICE CHAIRMAN BARON had a speaker card explaining that Nicholas Guttilla is in favor of Item A but preferred not to speak.

MOVED BY COMMISSIONER RYAN, seconded by **COMMISSIONER DONALDSON** to approve the Consent Agenda as read in by Staff. The Consent Agenda passed 5-0 (Chairman Pridemore and Commissioner Cunningham, absent).

6. DIRECTOR'S REPORT

Mr. Kevin Mayo, Planning Manager had nothing to report.

7. CHAIRMAN'S ANNOUNCEMENTS

VICE CHAIRMAN BARON stated the next regular meeting is March 4, 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 5:35 p.m.

Andrew Baron, Vice Chairman

Jeffrey A. Kurtz, Secretary