

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, June 3, 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 Cunningham.
3. The following Commissioners answered Roll Call:

Vice Chairman Andrew Baron  
Commissioner Katy Cunningham  
Commissioner Bill Donaldson  
Commissioner Ryan Foley  
Commissioner Phil Ryan

Absent and excused:  
Chairman Matthew Pridemore  
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 DONALDSON, seconded by COMMISSIONER RYAN to approve the minutes of the May 20, 2015 Planning Commission Hearing. The motion passed 3-0. (Commissioner Cunningham and Commissioner Foley abstained since they were absent May 20, 2015, Chairman Pridemore and Commissioner Wastchak 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.

- A. APL15-0002 PECOS RANCH AREA PLAN AMENDMENT/DVR15-0008/PPT15-0003 RESEDA

**Approved. (REQUEST WITHDRAWAL FOR THE PURPOSE OF RE-ADVERTISING.)**  
Request Pecos Ranch Area Plan amendment from Church to Single-Family Residential. Request rezoning from Planned Area Development (PAD) for Church to PAD (Single-Family Residential) with Preliminary Development Plan (PDP) for subdivision layout and housing

product along with Preliminary Plat (PPT) approval on approximately 4 acres located at the northwest corner of Germann Road and Arrowhead Drive. **(REQUEST WITHDRAWAL FOR THE PURPOSE OF RE-ADVERTISING.)**

**B. LUP15-0007 THE YARD CIGAR BAR**

**Approved.**

Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 7 Beer and Wine Bar License in conjunction with an existing cigar bar for indoor and outdoor consumption. The subject site is located at 1981 W. Elliot Road, east of the southeast corner of Dobson and Elliot 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 Beer and Wine Bar 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 store location.
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.
5. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require re-application and approval of a Liquor Use Permit.
6. The site shall be maintained in a clean and orderly manner.
7. Noise shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured at the commercial property line.
8. The Liquor Use Permit shall remain in effect for two (2) years from the date of City Council approval. Continuation of the Liquor Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

**C. ZUP15-0003 FUSION SURPLUS SOLUTIONS**

**Approved.**

Request Use Permit approval to allow an auction business within the Planned Industrial District (I-1) zoning. The property is located at 344 N. McKemy Avenue, west of Kyrene Road and north of Chandler Boulevard.

1. Expansion or modification beyond the approved exhibits (Exhibit A narrative, Exhibit B site plan, Exhibit C floor plan) 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. All vehicle/truck/trailer parking, loading/unloading, staging, or like shall be maintained on-site. All business activity shall occur inside the building or in the gated rear yard.
6. 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.

**VICE CHAIRMAN BARON** asked the audience if anyone would like to make a statement on the consent agenda or have any items pulled for a presentation. There was one.

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

6. DIRECTOR'S REPORT

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

7. CHAIRMAN'S ANNOUNCEMENTS

**VICE CHAIRMAN BARON** stated the next regular meeting is June 17, 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.

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Andrew Baron, Vice Chairman

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Jeffrey A. Kurtz, Secretary