

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, March 5, 2008 held in the City Council Chambers, 22 S. Delaware Street.

1. Chairman Flanders called the meeting to order at 5.03 p.m.
2. Pledge of Allegiance led by Commissioner Gulsvig.
3. The following Commissioners answered Roll Call:

Vice Chairman Mark Irby
Commissioner Dick Gulsvig
Commissioner Angela Creedon
Commissioner Michael Cason
Commissioner Leigh Rivers
Commissioner Kristian Kelley

Absent and Excused: Chairman Michael Flanders

Also Present:

Mr. Bob Weworski, Planning Manager
Mr. Bill Dermody, Senior Planner
Mr. Erik Swanson, City Planner
Mr. Glenn Brockman, Assistant City Attorney
Ms. Joyce Radatz, Clerk

4. APPROVAL OF MINUTES
MOVED BY COMMISSIONER CREEDON, seconded by **COMMISSIONER CASON**, to approve the minutes of the February 20, 2008 Planning Commission Hearing. Minutes were approved 4-0 with 3 abstentions (Commissioners Gulsvig and Kelley were absent at the February 20th meeting) and Chairman Flanders was absent at the present meeting.
5. ACTION AGENDA ITEMS
VICE CHAIRMAN IRBY informed the audience that prior to the meeting Commission and Staff met in a Study Session to discuss each of the items on the consent 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 was one action item, item B.

MR. BOB WEWORSKI, PLANNING MANAGER, stated the following items are for consent agenda approval along with any additional stipulations.

A. DVR07-0042 NORTON'S CROSSING
APPROVED TO CONTINUE TO THE APRIL 2, 2008 PLANNING COMMISSION HEARING.

Request rezoning from Planned Area Development (PAD) for commercial uses to PAD amended for an office, retail and multi-family development, with Preliminary Development Plan (PDP) approval for site layout and building architecture on approximately 23.5 acres. The subject site is located at the northwest corner of Chandler Boulevard and Gilbert Road.

B. UP08-0008 ENGINEERING RESOURCE GROUP
APPROVED.

Request Use Permit approval to operate an engineering office in a converted residence at 821 W. Warner Road, east of the southeast corner of Warner and Alma School Roads.

1. The Use Permit shall be granted for a period of one (1) year, at which time re-application shall be required. The one-year time period shall begin from the date of City Council approval.
2. Substantial expansion or modification beyond the approved exhibits shall void the Use Permit and require a new Use Permit application and approval.
3. The business shall be limited to a maximum of eight (8) employees.
4. **The site and building exterior shall be maintained in a clean and orderly manner.**

C. PPT08-0040 SHELLEY ACRES
APPROVED.

Request Preliminary Plat approval for two individual single-family residential lots for custom homes located at the southwest corner of Germann Road and Hartford Street.

1. Approval by the City Engineer and Director of Planning and Development with regard to the details of all submittals required by code or condition.

VICE CHAIRMAN IRBY asked if anybody in the audience wanted to pull any of the consent items for a full presentation.

CRAIG COLBERG, 2841 E. TYSON, CHANDLER, stated he was there in regards to Norton's Corner. He said they were talking retail and multi-family but it's almost 500 units that are going to be backed up directly against residential walls. Parking lots will be adjacent too.

VICE CHAIRMAN IRBY stated that they are asking for a continuance to the April 2, 2008 meeting. He said on April 2 they would actually come in front of them and explain what it is they are trying to do. All they are doing today is continuing it so it will not be discussed today.

MR. COLBERG said he didn't know if any traffic impact statements had been done on that. There are two schools in relative close proximity and it's virtually surrounded by residential. Gilbert has horse property and then Dobson Place surrounds it on two sides and then across the street Chandler is residential also. It seems like an odd lot. Most of the apartment buildings going in now are by the freeway.

COMMISSIONER GULSVIG stated there normally is a neighborhood meeting that should have been conducted on this particular item. He asked if he was in attendance and if he was notified about it. Mr. Colberg said no but the developer canvassed them. They stressed the family market aspect but not the number of units. He said he would try to get a hold of the local association.

VICE CHAIRMAN IRBY said by law they are supposed to notify by mail everyone within 600 feet of the property along with any neighborhood associations for a neighborhood meeting. Sometimes everybody doesn't get noticed because of an old tax record of a new person. Mr. Colberg said he would double check on that also.

COMMISSIONER GULSVIG said he would also recommend that he contact the current Planning project monitor, Erik Swanson. Mr. Colberg said he would.

VICE CHAIRMAN IRBY said they would be hearing the case on April 2, 2008 and discussing it in more detail. He also recommended that after this meeting he talk with Mr. Swanson and add any comments he may have. Mr. Swanson can then tell the developer what he is starting to hear. They can have some of the information for them at the April 2nd hearing. Mr. Colberg said it just seems like an odd mix for the community that is already established.

VICE CHAIRMAN IRBY closed the floor and entertained a motion.

MOVED BY COMMISSIONER CASON, seconded by **COMMISSIONER CREEDON** to approve the Consent Agenda with any additional stipulations as read in by Staff. The Consent Agenda passed unanimously 6-0 (Chairman Flanders was absent).

6. DIRECTOR'S REPORT

There was nothing to report.

7. CHAIRMAN'S ANNOUNCEMENTS

The next regular meeting is March 19, 2008 at 5:30 p.m. in the Council Chambers, 22 S. Delaware Street, Chandler, Arizona.

8. ADJOURNMENT

The meeting was adjourned at 5:41 p.m.

Vice Chairman Irby as Acting Chairman

Douglas A. Ballard, Secretary