

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, September 3, 2008 held in the City Council Chambers, 22 S. Delaware Street.

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

Chairman Michael Flanders
Vice Chairman Mark Irby
Commissioner Michael Cason
Commissioner Leigh Rivers
Commissioner Kristian Kelley
Commissioner Stephen Veitch
Commissioner Christy McClendon

Also present:

Mr. Kevin Mayo, Acting Planning Manager
Ms. Jodie Novak, Senior Planner
Mr. Erik Swanson, City Planner
Mr. Glenn Brockman, Asst. City Attorney
Ms. Joyce Radatz, Clerk

4. APPROVAL OF MINUTES
MOVED BY COMMISSIONER CASON, seconded by **VICE CHAIRMAN IRBY** to approve the minutes with noted corrections of the August 20, 2008 Planning Commission hearing. The motion passed unanimously 7-0.
5. ACTION AGENDA ITEMS
CHAIRMAN FLANDERS 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.

MR. KEVIN MAYO, ACTING PLANNING MANAGER, stated the following items are on the consent agenda for approval.

A. AP08-0005 / DVR08-0016 PARCLAND CROSSING

Approved to continue to the September 17, 2008 Planning Commission Hearing.

Request an Area Plan amendment to amend the land use from medium density residential to high density residential, and amend the Planned Area Development (PAD) zoning for a high density residential development. The request also includes Preliminary Development Plan (PDP) approval. The property is located approximately one-quarter mile east of Alma School Road on the north side of Willis Road. **(REQUEST CONTINUANCE TO THE SEPTEMBER 17, 2008 PLANNING COMMISSION HEARING.)**

B. DVR06-0022 CHANDLER AIRPARK VILLAGE

Approved to continue to the October 1, 2008 Planning Commission Hearing.

Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) with Preliminary Development Plan (PDP) approval for a mixed-use development consisting of retail, medical/general office, and multi-family residential uses on approximately 30-acres located at the southwest corner of Germann Road and the Consolidated Canal (1/4 mile east of McQueen Road). **(REQUEST CONTINUANCE TO THE OCTOBER 1, 2008 PLANNING COMMISSION HEARING.)**

C. DVR08-0027 SERIOUS INSTALLS & CUSTOMS

Approved.

Request a zoning amendment to allow an auto accessory and installation business within Planned Industrial District (I-1) with a Planned Area Development (PAD) overlay, I-1/PAD zoning. The property is located at 3265 N. Nevada Street, east of Arizona Avenue and north of Elliot Road.

1. Development shall be in substantial conformance with exhibits and representations.
2. Compliance with original stipulations adopted by the City Council as Ordinance No. 1007 in case Z81-69 Costain America, Inc., except as modified by condition herein.
3. **Expansion or modification beyond the approved exhibits (Floor Plan, Site Plan, Narrative) shall require reapplication and approval of a PAD zoning amendment.**
4. There shall be no general automotive engine repair/auto mechanical work, auto body, auto detailing, or washing of vehicles. There may be alignment and fluid removal occurring due to accessory parts installation only.

D. PPT08-0012 COPPERTREE VILLAGE

Approved.

Request Preliminary and Preliminary Condominium Plat for a commercial retail, general/medical office, and flex warehouse development on an approximate 11.48-acre site located north of the northeast corner of Germann Road and Arizona Avenue.

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.

CHAIRMAN FLANDERS asked if there was anybody in the audience who wanted to pull any of the items for a full presentation. There were no items pulled. He asked if there were any questions or comments from the Planning Commission. There were none.

MOVED BY VICE CHAIRMAN IRBY, seconded by **COMMISSIONER RIVERS** to approve the Consent Agenda as read into the record by Staff. The Consent Agenda passed unanimously 7-0.

6. DIRECTOR'S REPORT

Mr. Mayo said there was nothing to report.

7. CHAIRMAN'S ANNOUNCEMENTS

First, he wished Commissioner Rivers a happy birthday. He told him to go out and have fun tonight.

Second, he stated that now that they have all the Commissioners in place he would like Staff to set up a retreat between Planning Commission and Staff so they can sit down to get an idea what is going on and answer any questions they may have. He said it could be for a couple of hours and in a relaxed setting. **KEVIN MAYO** said he would be glad to schedule that. It will take a little bit of coordination with schedules but they will get something figured out.

CHAIRMAN FLANDERS said the third item is in regards to the next meeting of September 17. In Study Session there is a briefing on the City Hall design so they will be starting early; plus they have a couple other items that are going to be action items. It is going to be a long night. **KEVIN MAYO** stated that the briefing for the City Hall design starts at 3:30 p.m. They anticipate that going for about an hour and the Study Session starting at 4:30 p.m. for that regular hearing. They will have, as of now, two action items that evening.

CHAIRMAN FLANDERS announced that the next regular meeting is September 17, 2008 at 5:30 p.m. in the Council Chambers, 22 S. Delaware Street, Chandler, Arizona.

8. ADJOURNMENT
The meeting was adjourned at 5:36 p.m.

Michael Flanders, Chairman

Jeffrey A. Kurtz, Secretary