

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, April 15, 2009 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 Veitch.
3. The following Commissioners answered Roll Call:

Chairman Michael Flanders
Vice Chairman Michael Cason
Commissioner Kristian Kelley
Commissioner Stephen Veitch
Commissioner Christy McClendon
Commissioner Kevin Hartke

Absent and excused:

Commissioner Leigh Rivers

Also present:

Mr. Kevin Mayo, Acting Planning Manager
Mr. Bill Dermody, Senior Planner
Mr. Glen Brockman, Assistant City Attorney
Ms. Joyce Radatz, Clerk

4. APPROVAL OF MINUTES
MOVED BY COMMISSIONER CASON, seconded by **COMMISSIONER VEITCH** to approve the minutes of the April 1, 2009 Planning Commission Hearing. The motion passed 6-0. (Commissioner Rivers was absent.)
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.

A. PDP09-0002 MAMMOTH CHANDLER I PROFESSIONAL BUILDING

Approved.

Request Preliminary Development Plan (PDP) approval for building signage on an existing office building. The property is located at the northwest corner of Price and Willis Roads.

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled “Mammoth Professional Building – Chandler, Arizona”, kept on file in the City of Chandler Planning Services Division, in File No. DVR05-0034, and Ordinance No. 3777, except as modified by condition herein.
2. All signage shall be in substantial conformance with the exhibits and representations, entitled “Mammoth Chandler I Professional Building – Master Sign Program” kept on file in the City of Chandler Planning Services Division, in File No. PDP09-0002, except as modified by condition herein.
3. All signage shall be consistent with the signage contained within the attached exhibits with regards to sign type, quality, and quantity. Any deviations shall require separate Preliminary Development Plan approval.

B. PDP09-0003 MAMMOTH CHANDLER II PROFESSIONAL BUILDING

Approved.

Request Preliminary Development Plan (PDP) approval for building signage on a planned office building. The property is located at the northwest corner of Stearman and Douglas Drives, which is south of Germann Road and west of Gilbert Road.

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled “Mammoth Commerce Center – Chandler II”, kept on file in the City of Chandler Planning Services Division, in File No. DVR06-0030, and Ordinance No. 3867, except as modified by condition herein.
2. All signage shall be in substantial conformance with the exhibits and representations, entitled “Mammoth Chandler II Professional Building – Master Sign Program” kept on file in the City of Chandler Planning Services Division, in File No. PDP09-0003, except as modified by condition herein.
3. All signage shall be consistent with the signage contained within the attached exhibits with regards to sign type, quality, and quantity. Any deviations shall require separate Preliminary Development Plan approval.

C. PDP09-0005 OPUS AT CHANDLER AIRPORT CENTER

Approved to continue to the June 17, 2009 Planning Commission Hearing.

Request Preliminary Development Plan (PDP) approval to allow a surface parking lot in conjunction with an existing office development. The property is located west of the northwest corner of Cooper Road and Northrop Boulevard in Chandler Airport Center.

(REQUEST CONTINUANCE TO THE JUNE 17, 2009 PLANNING COMMISSION HEARING.)

D. UP08-0062 COMMERCIAL PAINTING INC.

Approved.

Request Use Permit approval to continue the operation of a motor vehicle and equipment, paint and bodywork business within an I-2 zoned district for property located at 400 E. Ray Road.

1. All vehicle and equipment, paint and bodywork, shall occur within the building.
2. All signage, whose text shall be limited to business name identification only, shall be in conformance with the Chandler Sign Code.
3. Failure to comply with these conditions, upon standard notice issued by the City, will constitute revocation of the Use Permit without further action.
4. The Use Permit is effective for a period of five (5) years from the date of City Council approval. Operation of the business beyond the five-year time period shall require re-application to and approval by the City.
5. The site shall be maintained in a clean and orderly manner.

E. UP08-0070 BEVERLY ANN CARPENTER

Approved.

Extension of Use Permit approval to allow horses to be kept on two lots zoned Agricultural District (AG-1) that are less than 35,000 square feet in size and to allow accessory structures to remain on lots that lack a principal structure. The properties are located at the southeast corner of El Alba Way and the Loop 101 Price Freeway.

1. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.
2. The number of horses kept on the subject properties shall be limited to six (6).
3. There shall be no horse boarding nor riding lessons unless and until first receiving separate Use Permit approval from the City of Chandler.
4. The site shall be maintained in a clean and orderly manner.

F. UP09-0001 VALLEY SILVER BULLETS

Approved.

Request extension of Use Permit approval to allow up to 14 horses on-site in conjunction with a therapeutic and recreational horse-riding clinic. The subject property is located at 1991 S. Tumbleweed Lane.

1. The Use Permit is valid for five (5) years and may be extended upon application of a new Use Permit subject to review by the Planning and Zoning Commission and approval by the City Council.
2. Expansion beyond the attached Site Plan shall void the Use Permit and require new Use Permit application and approval.
3. The number of horses kept on the subject property may not exceed 14 horses on-site at class time.
4. All parking for equestrian classes must be on-site and out of the private roadway.
5. The property shall practice dust control measures.
6. Classes are limited to two days per week and must end by 8 p.m.

G. UP09-0009 PEPE'S MEXICAN GRILL

Approved to withdraw.

Request Use Permit approval for a Series 12 (Restaurant) liquor license for on-premise consumption only within an existing restaurant and outdoor patio. The subject site is located at 2040 S. Alma School Road, Suite #3, which is south of the southwest corner of Alma School and Germann Roads. **(REQUEST WITHDRAWAL.)**

H. PPT09-0001 WARNER BUSINESS CENTER OFFICE
CONDOMINIUMS

Approved.

Request Preliminary Plat approval for the Warner Business Center Office Condominiums located at the northeast corner of Warner Road and Nevada 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.

MOVED BY COMMISSIONER KELLEY, seconded by **COMMISSIONER HARTKE** to approve the consent agenda as read into the record by Staff. The consent agenda passed 6-0 with 1 abstention. (Commissioner Rivers was absent.)

6. DIRECTOR'S REPORT

Mr. Mayo expressed sadness for the passing of the City's Planning Manager, Bob Weworski. He will be greatly missed.

7. CHAIRMAN'S ANNOUNCEMENTS

CHAIRMAN FLANDERS announced that the next regular meeting is May 6, 2009 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