

# Planning and Zoning Board



## *Study Session Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street  
Date: July 19, 2016 Time: 7:30 a.m.

### **MEMBERS PRESENT:**

Vice Chair Michael Clement  
Michelle Dahlke  
Dane Astle  
Steve Ikeda  
Jessica Sarkissian  
Tim Boyle  
Jennifer Duff

### **MEMBERS ABSENT:**

### **STAFF PRESENT:**

John Wesley  
Andrew Spurgin  
Tom Ellsworth  
Lisa Davis  
Kim Steadman  
Wahid Alam  
Kaelee Wilson  
Charlotte McDermott  
Mike Gildenstern

### **OTHERS PRESENT:**

Richard Dyer  
Toby Rogers  
Reese Anderson  
Others

1. Vice Chair Clement declared a quorum present and the meeting was called to order at 7:31 a.m.
2. Reviewed items on the agenda for the July 20, 2016 regular Planning and Zoning Board Hearing.

Items on the July 20, 2016 agenda were discussed.

Staff member Andrew Spurgin presented Item 4a, Case Z16-017, to the Board. Boardmember Dahlke commented that she appreciated the site photos included in the Staff report and Staff member Spurgin confirmed for Boardmember Astle that the project would be re-reviewed in a Design Review Board Work Session.

Staff member Ellsworth presented Item 4c, Case Z16-030, to the Board. Board member Ikeda mentioned that he understood Staff's desire to enhance neighborhood connectivity with placing green space adjacent to the park to the south of the proposed site, but encouraged consideration to move the landscape area to the western boundary to create more of a buffer for neighbors to the west.

Staff member Lisa Davis presented Item 4d, Case Z16-031 to the Board. Boardmember Dahlke stated that she was excited for the project and felt that it was a great candidate for a Council Use Permit. Planning Director John Wesley and Staff member Lisa Davis explained to the Board that the applicant relied on their professional experience to do their due diligence to analyze market conditions to determine viability of the site for a grocery store. Planning Director Wesley mentioned that Staff saw the use of a Council Use Permit in this particular scenario, as a way to reuse an existing vacant building. Staff member Davis confirmed for the Board that the project would be processed with an administrative Design Review as the currently proposed improvements are not significant enough to warrant a full Design Review Board Work Session review.

Staff member Steadman presented Item 4e, Case Z16-032, to the Board, and confirmed that the annexation was proposed by the property owner, but the City initiated the process to obtain comparable zoning.

Staff member Steadman presented Item 4f, Case Z16-033, to the Board. Mr. Steadman confirmed for the Board that the applicant is proposing to integrate the existing house on the site into the project and that tree diamonds were added to the parking lot to create a more substantial landscape buffer between the site and the neighbors to the north.

3-a Election of Officers

3-b Receive a presentation and discuss the Mesa 2040 General Plan

4. Planning Director's Updates.  
None
5. Adjournment.

Boardmember Astle made a motion to adjourn the meeting at 8:42 am. The motion was seconded by Boardmember Dahlke.

**Vote: 7-0**

Respectfully submitted,

  
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John Wesley, Secretary  
Planning Director

**Note: Audio recordings of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is "live broadcasted" through the City of Mesa's website at [www.mesaaz.gov](http://www.mesaaz.gov).**