

# Planning and Zoning Board

## *Study Session Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street

Date: August 16, 2016 Time: 7:30 a.m.

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

none

**STAFF PRESENT:**

John Wesley  
Andrew Spurgin  
Tom Ellsworth  
Lesley Davis  
Kaelee Wilson  
Charlotte McDermott  
Mike Gildenstern

**OTHERS PRESENT:**

Reese Anderson  
Others

1. 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 August 17, 2016 regular Planning and Zoning Board Hearing.

Items on the August 17, 2016 agenda were discussed.

Staff member Kaelee Wilson presented Item 3b-Case Z16-038 and confirmed for the Board that there is a cross access easement in place between the subject properties.

Staff member Ellsworth presented Item 3d-Case Z16-041, and stated that cross access had not yet been agreed on, and a condition of approval was in the Staff Report providing that the applicant must seek access from the adjacent property to the north, and submit a letter if it is not granted. Staff member Ellsworth also noted that the applicant must provide access on their property to accommodate potential future development.

Planning Director John Wesley presented Item 3-e Case Z16-042 to the Board, and included a brief description of the Elliott Road Technology Corridor.

Staff member Spurgin presented Item 4-a Case Z16-035 to the Board.

Staff member Lesley Davis presented Item 4-b Case Z16-034 to the Board.

Staff member Andrew Spurgin presented Item 4-c Case Z16-036 to the Board.

Staff member Andrew Spurgin presented Item 6-a Case Z16-039 to the Board. Mr. Spurgin explained that an updated submittal was received yesterday afternoon, and Staff needed more time to go through the materials, and determined that the modifications requested in the PAD are clearly illustrated, and the Board will receive an update at the August 17<sup>th</sup> Study Session. He added that the number of units on the property has not changed with the new site plan, and noted that there was only one person in opposition of the project. Boardmember Ikeda stated that he thought the case was going to be continued to the meeting next month, but would inform concerned neighbors that it potentially could be voted on at the August 17<sup>th</sup>, 2016 Meeting.

3-a Receive a Downtown Mesa Update presentation-postponed

3-b Receive a Form Based Code Presentation-moved to the September 20<sup>th</sup>, 2016 Meeting

3-c Receive a Planned Community District presentation-Planning Director John Wesley provided this presentation.

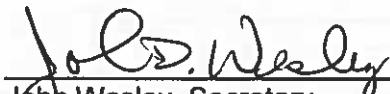
4. Planning Director's Updates.  
None

5. Adjournment.

Boardmember Astle made a motion to adjourn the meeting at 8:53 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).**