

# Planning and Zoning Board



## *Study Session Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street  
Date: December 21, 2016 Time: 3:45 p.m.

### **MEMBERS PRESENT:**

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

### **MEMBERS ABSENT:**

Vice Chair Michelle Dahlke(excused)

### **STAFF PRESENT:**

John Wesley  
Tom Ellsworth  
Lesley Davis  
Wahid Alam  
Kim Steadman  
Lisa Davis  
Jeff McVay  
Mike Gildenstern

### **OTHERS PRESENT:**

Paul Dugas  
Dennis Newcombe  
Charles Huellmantel  
other citizens who did not sign in

1. Call meeting to order.

Chair Clement declared a quorum present and the meeting was called to order at 3:45 p.m.

2. Review items on the agenda for the December 21, 2016 regular Planning & Zoning Hearing.

Planning Director Wesley recapped some of the points made at the December 20, 2016 Study Session, regarding the Preliminary Plat "SEC First & Macdonald", for the Board. Mr. Wesley explained that the pre-plat redrew 14 lots to 2, and that the same function could have been done administratively by Staff, but this action was an effort to make things more clear. Mr. Wesley explained that when platting a lot, if it meets the requirements set forth in the Ordinance, it is approved. He added that this vote is a facilitation of an action that has already been voted on by Council, 6-1. Mr. Wesley closed by saying that other Preliminary Plats are approved without a conceptual site plan, and this is somewhat of a standard process.

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Board member Ikeda stated that he was uncomfortable with the vote, due to the controversy surrounding the case, and if somebody speaks out against the preliminary plat at the meeting, he may say something.

Board member Sarkissian added that this case is for a tentative plat, the zoning has been established, the uses permitted, and that the project will adhere to form based code, and will be subject to design review. Ms. Sarkissian closed by saying that there are no grounds for not approving the case, as it follows Code.

Board member Duff stated that the case has gone through the public process, Council has voted, and it is not a point of discussion at this stage.

3. Other Business.
4. Planning Director's Updates.

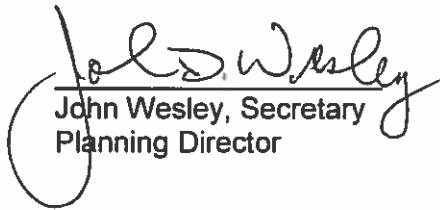
None

5. Adjournment.

Board member Ikeda made a motion to adjourn the meeting at 3:57 pm. The motion was seconded by board member Duff.

**Vote: 6-0** (Vice Chair Dahlke, excused)

Respectfully submitted,



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).*