

Planning and Zoning Board

Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street

Date: December 19, 2017 Time: 7:30 a.m.

MEMBERS PRESENT:

Chair Michael Clement
Vice Chair Michelle Dahlke
Jessica Sarkissian
Tim Boyle
Jennifer Duff
Shelly Allen*

MEMBERS ABSENT:

Dane Astle

(*Boardmember Allen participated in the meeting through the use of telephonic equipment)

STAFF PRESENT:

John Wesley
Tom Ellsworth
Lesley Davis
Veronica Gonzalez
Cassidy Welch
Charlotte McDermott
Rebecca Gorton

OTHERS PRESENT:

citizens who did not sign in

1. Vice Chair Dahlke declared a quorum present and the meeting was called to order at 7:30 a.m.
2. Reviewed items on the agenda for the December 20, 2017 regular Planning and Zoning Board Hearing.

Items on the December 20, 2017 agenda were discussed.

Staffmember Cassidy Welch presented case ZON17-00342 to the Board. Boardmember Boyle confirmed the staff report identifies a 6' wall will be built and Ms. Welch responded staff is conditioning an 8' wall to be built to screen the loading docks.

Planning Director John Wesley presented case ZON17-00326 to the Board for staffmember Wahid Alam. Chair Clement inquired if a project has been identified for the AG property and Mr. Wesley responded there has not been any specific project for the property at this time. Boardmember Boyle inquired if the elevations presented will be the final product. Mr. Wesley responded the submitted elevations are preliminary and not the final product. A final version would go through product review process prior to approval. Mr. Boyle inquired how product review is done and can we ensure a quality product. Mr. Wesley presented two options for the Board; 1) is to pull the case off consent and discuss with the applicant at the meeting; and, 2) add a stipulation which requires the product to be reviewed by the Design Review Board. Vice Chair Dahlke agreed it should be off consent for further discussion.

Principal Planner Tom Ellsworth presented case ZON17-00337 to the Board for staffmember Wahid Alam. Mr. Ellsworth stated this is the first multi-residence project in Eastmark. Staff had concerns that they are under parked by 22 spaces. Parking requirements are determined by the mixture of unit types and staff is recommending approval with the condition to change the mixture of units to meet the parking requirements. Applicant Andrew Olson stated they will be making those changes as a part of the conditions of approval.

Boardmember Boyle stated since this is the first multi-family development in Eastmark, he feels Design Review should weigh in on the elevations. Tom Ellsworth responded the project is within the Community Plan in Eastmark which replaces the zoning code and has their own Design Review committee with a City staffmember that sits on the committee. Jill Hegardt with DMB responded that they have only reviewed the site plan and not the elevations and are aware of what it is going to look like.

Staffmember Veronica Gonzalez presented case ZON17-00323 to the Board. Ms. Gonzalez stated this project will be completed in two phases, the first will be the RV storage facility on the southern portion of the property and an RV dealership in the northern side. Vice Chair Dahlke inquired what time frame will be for the two phases. Ms. Gonzalez responded she was told approximately two years.

Staffmember Lisa Davis presented the proposed amendments to Chapters 1 through 5 to the Board.

3. Other Business

None

4. Planning Director's Updates. (The items in the Planning Director's Updates are not for Board discussion and no Board action will be taken on the updated items.)

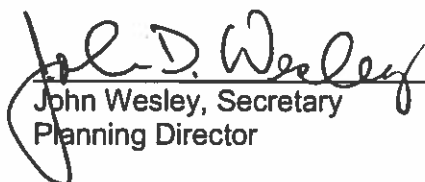
Tony Bianchi, Airport Planner, gave a presentation of the Airport Overlay District Zoning Land Use Compatibility to the Board.

5. Adjournment.

Boardmember Sarkissian made a motion to adjourn the meeting at 8:45 am. The motion was seconded by Boardmember Duff.

Vote: 5-0 (Boardmember Astle, absent; Boardmember Allen, participated by telephonic equipment and left the meeting prior to adjournment)

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