

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: June 20, 2018 Time: 3:30p.m.

MEMBERS PRESENT:

Vice Chair Michelle Dahlke
Jessica Sarkissian
Tim Boyle
Shelly Allen

MEMBERS ABSENT:

Chair Michael Clement
Dane Astle

STAFF PRESENT:

John Wesley
Tom Ellsworth
Lesley Davis
Wahid Alam
Cassidy Welch
Ryan McCann
Evan Balmer
Charlotte McDermott
Rebecca Gorton

OTHERS PRESENT:

other citizens who did not sign in

1. Call meeting to order.

Vice Chair Dahlke declared a quorum present and the meeting was called to order at 3:59 p.m.

2. Review items on the agenda for the June 20, 2018 regular Planning & Zoning Hearing.

Staffmember Lisa Davis stated the applicant for case ZON18-00231 received feedback from neighbors concerned about noise from the kennel. Ms. Davis stated the applicant did respond to the neighbors that there would be sound attenuation and the dogs would be outside only during day time hours. Boardmember Allen confirmed there is a canal between the neighbors and business.

Staffmember Lisa Davis presented an update for case ZON18-00149 to the Board. Ms. Davis provided revised conditions of approval to stipulation #6 and #9. Ms. Davis explained this request is for amending an existing PAD. This request will take 15 acres from the original 39 acres PAD and create a new PAD. The applicant will need to come through Planning with a specific plan and design guidelines for approval.

Boardmember Allen confirmed the site plan will come through the Planning and Zoning Board when it is submitted. Staffmember Davis confirmed this to be true and it will be required to be reviewed by the Design Review Board.

Boardmember Boyle inquired if staff has requested moving the buildings to make a better walkable environment. Staffmember Davis responded this is correct, indicating condition of approval #8b stipulates that.

Principal Planner Tom Ellsworth gave a brief presentation of case ZON18-00375 to the Board. Boardmember Allen inquired if the Board has input on the design of the building. Planning Director John Wesley explained the form base code is fairly prescriptive and once the form has been decided, it determines which building types are allowed and the parameters which must be met. Mr. Wesley stated the applicant does not return for site plan review. Boardmember Allen stated this is a prominent corner of the City and feels the design does not make a statement for this area. Mr. Wesley responded the Board could add a stipulation to the case for it to go to the Design Review Board, although the Form Base Code does not require it. Applicant Carl Duke responded they would be happy to provide a presentation of the project at the hearing and would welcome the Design Review Board's input.

3. Planning Director's Updates.

None.

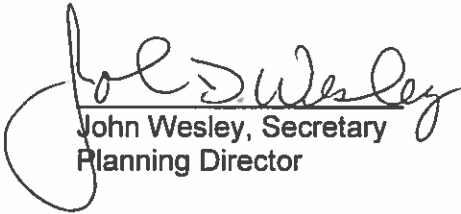
(The items in the Planning Director's Updates are not for Board discussion and no Board action will be taken on the updated items.)

4. Adjournment.

Boardmember Allen made a motion to adjourn the meeting at 4:22 pm. The motion was seconded by Boardmember Sarkissian.

Vote: 4-0 (Chair Clement and Boardmember Astle, absent)

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.