

# Planning and Zoning Board

## *Study Session Minutes*

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

**Date: January 15, 2019 Time: 7:30 a.m.**

**MEMBERS PRESENT:**

Chair Michelle Dahlke  
Jessica Sarkissian  
Tim Boyle  
Shelly Allen  
Jeffrey Crockett  
Deanna Villanueva-Saucedo

**MEMBERS ABSENT:**

Vice Chair Dane Astle

**STAFF PRESENT:**

Nana Appiah  
Tom Ellsworth  
Lesley Davis  
Wahid Alam  
Cassidy Welch  
Lisa Davis  
Rebecca Gorton

**OTHERS PRESENT:**

citizens who did not sign in

1. Chair Dahlke declared a quorum present and the meeting was called to order at 7:30 a.m.
2. Review items on the agenda for the January 16, 2019 regular Planning and Zoning Board Hearing.

Items on the January 16, 2019 agenda were discussed.

Staffmember Cassidy Welch presented case ZON18-00847 to the Board. Ms. Welch explained the request is for a site plan review for expansion of an existing industrial building. The expansion will provide 8 loading docks and allow for storage of product indoors. Ms. Welch stated the site has several non-conforming issues which require a Substantial Conformance Improvement Permit. The SCIP is reviewed through the Board of Adjustment. Boardmember Allen inquired if the applicant will continue to have outdoor storage. Ms. Welch responded the applicant will continue to have outdoor storage. She explained outdoor storage is permitted in the GI district and the applicant is proposing an 8' wall that will screen the outdoor storage as part of their SCIP.

Chair Dahlke asked Ms. Welch if she felt the SCIP would be approved. Ms. Welch responded the request will go before the Board of Adjustment in February. She explained because of limitations on the site staff cannot request many improvements as it would significantly impact the site and staff will be requesting the screening of the outdoor storage. Boardmember Villanueva-Saucedo requested staff encourage applicants to prepare better detailed citizen participation reports in the future.

Staffmember Wahid Alam presented case ZON118-00854 to the Board. Mr. Alam explained this is a review of a site plan for a proposed industrial and retail use which is an allowed use in the zoning district. He explained the citizen participation plan included several neighborhood meetings, meeting with City Councilmember Freeman, the Principal of the West Mesa CDC as well as other neighborhood leaders.

Boardmember Allen confirmed there are no residential homes north of the proposed site and it was confirmed residential exists on the south side of McKellips Road across from the proposed project. Principal Planner Tom Ellsworth reminded the Board the request is for a site plan review only, and not the proposed use itself. Mr. Ellsworth stated staff is anticipating residents may come to speak who are opposed to the use as a medical marijuana dispensary. He stated it has been explained with the neighbors the request is for a site plan review only and not the use. Mr. Ellsworth explained the criteria for allowing a medical marijuana facility within distances of residential areas.

Staffmember Cassidy Welch presented case ZON18-00859 to the Board. Boardmember Allen identified the condition of approval indicates the location should state it is near the Falcon Field Airport and not the Phoenix-Mesa Gateway Airport. Ms. Welch agreed to make modifications to reflect the changes prior to the next study session.

Staffmember Cassidy Welch presented case ZON18-00861 to the Board. Ms. Welch stated the applicant does not meet requirements for landscape setbacks, foundation and parking standards and as such will be requesting a Substantial Conformance Improvement Permit through the Board of Adjustment.

Staffmember Wahid Alam presented case ZON18-00862 to the Board. Mr. Alam stated this request includes a preliminary plat "Heritage Crossing III". He explained the request is for Phase 3 of the development. Mr. Alam stated the applicant has requested changes to the language for conditions #7b and #7e and will present the changes to the Board prior to the next study session.

### 3. Planning Director's Updates.

Planning Director, Nana Appiah, informed the Board he will present an update at an upcoming study session on improvements in the department and stated the division will be working on reformatting the current staff report template. He stated this will also give the Board an opportunity to discuss any concerns and direction they would like to give to staff.

### 4. Adjournment.

Boardmember Villanueva-Saucedo made a motion to adjourn the meeting at 8:08 am. The motion was seconded by Boardmember Allen.

Vote: 6-0 Approved (Vice Chair Astle, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – None

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Nana K. Appiah', is written over a horizontal line.

Nana K. Appiah, AICP, 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)***