

# Planning and Zoning Board

## *Meeting Minutes*

Held in the City of Mesa Council Chambers – Upper Level

Date: February 20, 2019 Time: 4:00 p.m.

### **MEMBERS PRESENT:**

Chair Michelle Dahlke  
Vice Chair Dane Astle  
Jessica Sarkissian  
Tim Boyle  
Shelly Allen  
Deanna Villanueva-Saucedo

### **MEMBERS ABSENT:**

Jeffrey Crockett

### **STAFF PRESENT:**

Nana Appiah  
Tom Ellsworth  
Lesley Davis  
Wahid Alam  
Cassidy Welch  
Evan Balmer  
Charlotte McDermott  
Rebecca Gorton

### **OTHERS PRESENT:**

R. Douglas Bonner  
Judy Marfori  
Other citizens who did not sign

Call Meeting to Order.

Chair Dahlke declared a quorum present and the meeting was called to order at 4:00 pm.

1. Take action on all consent agenda items.

### **Items on the Consent Agenda**

2. **Approval of minutes:** Consider the minutes from the January 15, 2019 and the January 16, 2019 study sessions and regular hearing.

- \*2-a** Vice Chair Astle motioned to approve the Consent Agenda. The motion was seconded by Boardmember Sarkissian.

Vote: 6-0 Approved (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Zoning Cases: ZON17-00773, ZON18-00827, ZON18-00925, ZON18-00928, ZON18-00775, ZON18-00902, ZON18-00931, ZON18-00933, ZON18-00958 and ZON19-00040; and Preliminary Plats: "Gallery Park", and "Destination at Gateway"

## MINUTES OF THE FEBRUARY 20, 2019 PLANNING & ZONING MEETING

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## MINUTES OF THE FEBRUARY 20, 2019 PLANNING & ZONING MEETING

- \*3-a ZON18-00773 District 6.** Within the 10700 block of East Hampton Avenue (north side). Located south of Southern Avenue and west of Signal Butte Road. (1.1± acres). Site Plan Modification; and Special Use Permit. This request will allow for the development of a car wash. Michael Clark, Identity Mutual, LLC, applicant; DD/Mountain Vista, LLC, owner.

**Planner: Ryan McCann**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was on the consent agenda and therefore was not discussed as a separate individual item.

Chair Astle motioned to approve case ZON18-00773 with conditions of approval. The motion was seconded by Boardmember Sarkissian:

**That: The Board recommends the approval of case ZON18-00773 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with the plan of operation and good neighbor policy.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of Case #ZON17-00045, except as modified in this request.
5. Compliance with all requirements of Design Review.

Vote: 6-0 Approved (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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## MINUTES OF THE FEBRUARY 20, 2019 PLANNING & ZONING MEETING

- \*3-b ZON18-00827 District 1.** Within the 1700 through the 1800 blocks of North Country Club Drive (west side). Located south of McKellips Road on the west side of Country Club Drive. (5± acres). Site Plan Review. This request will allow for the expansion of a self-storage facility. Lori Knudson, Vertical Design, applicant; David Brown, owner. (Continued from January 16, 2019)

**Planner: Wahid Alam**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was on the consent agenda and therefore was not discussed as a separate individual item.

Chair Astle motioned to approve case ZON18-00827 with conditions of approval. The motion was seconded by Boardmember Sarkissian:

**That: The Board recommends the approval of case ZON18-00827 conditioned upon:**

1. Compliance with the site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review.
4. Apply for and receive approval through the Board of Adjustment for a Substantial Conformance Improvement Permit to address existing non-conformities on the site, or bring all non-conformities into compliance with current development standards.

Vote: 6-0 Approved (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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## MINUTES OF THE FEBRUARY 20, 2019 PLANNING & ZONING MEETING

- \*3-c ZON18-00925 District 2.** Within the 4400 block of East University Drive (north side). Located east of Greenfield Road on the north side of University Drive. (1± acres). Site Plan Modification. This request will allow for the development of a multi-tenant building. Nicole Posten-Thompson, On Point Architecture, LLC, applicant; LFLP Greenfield, LLC, owner.

**Planner:** Cassidy Welch

**Staff Recommendation:** Approval with conditions

**Summary:** This case was on the consent agenda and therefore was not discussed as a separate individual item.

Chair Astle motioned to approve case ZON18-00925 with conditions of approval. The motion was seconded by Boardmember Sarkissian:

**That: The Board recommends the approval of case ZON18-00925 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review.
4. Apply for and receive approval through the Board of Adjustment of a Development Incentive Permit to address requested modifications relating to the right-of-way setbacks or bring the site plan into conformance with all requirements of current development standards.

Vote: 6-0 Approved (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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## MINUTES OF THE FEBRUARY 20, 2019 PLANNING & ZONING MEETING

- \*3-d ZON18-00928 District 5.** Within the 4600 and 4700 blocks of East Ingram Street (north side). Located east of Greenfield Road south of McKellips Road. (2± acres). Site Plan Review. This request will allow for the development of an industrial building. John Manross, Design Professionals, LLC, applicant; Nesbitt Properties, LLC, owner.

**Planner: Wahid Alam**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was on the consent agenda and therefore was not discussed as a separate individual item.

Chair Astle motioned to approve case ZON18-00928 with conditions of approval. The motion was seconded by Boardmember Sarkissian:

**That: The Board recommends the approval of case ZON18-00928 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Install an 8' wide raised landscape island at the end of the stall adjacent to the proposed trash enclosure (dumpster) located at the northwestern corner of the site.
5. Prior to the issuance of a building permit, submit to the City of Mesa for review and approval an Affidavit of Change to the Mesa Commerce Center plat for review and approval to combine parcel numbers 141-34-346 & 141-34-347 (lots 63 & 64) into one parcel/lot.
6. Written notice be provided to future property owners, and acknowledgment received that the project is within 0.2 mile(s) of Falcon Field Airport.
7. Due to the proximity to Falcon Field Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application to construct structures on the property.
8. A building permit shall not be issued until a registered Professional Engineer or registered Professional Architect has certified that Noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibel as specified in Section 11-19-5 of the Mesa Zoning Ordinance.

Vote: 6-0 Approved (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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## MINUTES OF THE FEBRUARY 20, 2019 PLANNING & ZONING MEETING

- \*4-a ZON18-00687 District 5.** Within the 1600 through the 1800 blocks of North Higley Road (east side) and 5200 through the 5300 blocks of East McLellan Road (north side). Located south of McKellips Road on the east side of Higley Road. (21± acres). Rezone to modify an existing PAD and to remove conditions of approval. This request will allow amendment to the existing landscaping requirements. Villas at Alta Mesa Property Owner's Association, applicant; Multiple owners. **(Continued from January 16, 2019)**

**Planner: Evan Balmer**

**Staff Recommendation: Approval with conditions**

**Summary:** Staffmember Evan Balmer presented case ZON18-00687 to the Board. Mr. Balmer stated this request is to remove 3 of the conditions of approval from the original zoning case and to modify the existing approved landscape plan. He said part of the original approval required a 24" box tree in every front yard. However, over the years, the community has had issues with some of the lots that do not have enough room for the box trees to grow and as a result those roots have damaged a number of the hardscape areas on the lots with the trees. Mr. Balmer explained the HOA hired a landscape designer to survey the entire 126 lot development and confirmed 20 lots did not have the required box tree. After the survey, the landscaper recommended planting smaller trees on 11 of the lots and the remaining 9 could not accommodate any plants.

R. Douglas Bonner, 5239 E. Indigo Street spoke in opposition. Mr. Bonner said the condition to remove the trees and change the conditions should not be changed. He stated he was unaware of any conversation for his HOA to hire a landscaper and feels the HOA has not disclosed the full information to its residents.

Jennifer Olson, 1615 N. Linda Circle, stated she is the applicant for the request representing the HOA. Ms. Olson stated the HOA has been transparent and they have held several meetings regarding the situation. She explained the landscaper has been introduced at several of the HOA meetings.

According to Ms. Olson, the trees were originally planted in a space which had little room to grow which has led to several damages to sidewalks and driveways on those affected lots. She also informed the Board that it is not the HOA's intent to replace all of the trees.

Judy Marfori, member of the HOA, 5248 E. Ingram, stated they have not removed any healthy trees, and will be replacing the trees that have already died.

Jeff Grotz, 1635 N. Seton stated his property has the small planter area and cannot grow the tree in the space.

Boardmember Allen motioned to approve case ZON18-00687 with conditions of approval. The motion was seconded by Boardmember Villanueva-Saucedo:

## MINUTES OF THE FEBRUARY 20, 2019 PLANNING & ZONING MEETING

**That: The Board recommends the approval of case ZON18-00687 conditioned upon:**

1. Compliance with case Z98-003, except as modified by this request.
2. Compliance with all City development codes and regulations.
3. Compliance with the landscape plan dated 11/26/2018.
4. Compliance with Exhibit 1, Villas at Alta Mesa Front Yard Tree Count.

Vote: 6-0 Approved (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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## MINUTES OF THE FEBRUARY 20, 2019 PLANNING & ZONING MEETING

- \*4-b ZON18-00775 District 6.** Within the 4900 to 5200 blocks of South Power Road (east side). Located south of 202 San Tan Freeway on the east side of Power Road and north of Ray Road. (58± acres). Rezone from AG to LC-AF-PAD; Council Use Permit to allow multi-residential, commercial entertainment, hotel, and college and commercial trade school uses in the AOA1 and AOA2 and LC District; and Site Plan Review. This request will allow for a mixed-use development. Vivo Partners, LLC, applicant; Arizona State Land Group, owner. **(Companion Case to Preliminary Plat "Gallery Park", associated with item \*5-a).**

**Planner:** Lisa Davis

**Staff Recommendation:** Continuance to March 20, 2019

**Summary:** This case was on the consent agenda and therefore was not discussed as a separate individual item.

Vice Chair Astle motioned to continue case ZON18-00775 to the March 20, 2019 meeting. The motion was seconded by Boardmember Sarkissian.

Vote: 6-0 Approved (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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## MINUTES OF THE FEBRUARY 20, 2019 PLANNING & ZONING MEETING

- \*4-c ZON18-00902 District 3.** Within the 1600 block of South Alma School Road (east side). Located at the south east corner of Alma School Road and US 60 Superstition Freeway. (9.6± acres). Site Plan Modification. This request will allow for the development of a self-storage facility. Neil Feaser, RKAA Architects, applicant; PV Alma School Road, LLC, owner.

**Planner: Ryan McCann**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was on the consent agenda and therefore was not discussed as a separate individual item.

Vice Chair Astle motioned to approve case ZON18-00902 with conditions of approval. The motion was seconded by Boardmember Sarkissian:

**That: The Board recommends the approval of case ZON18-00902 conditioned upon:**

1. Compliance with the final site plan and landscape plan submitted.
2. Compliance with all requirements of Case# Z92-57, except as modified by this request.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of Design Review.

Vote: 6-0 Approved (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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## MINUTES OF THE FEBRUARY 20, 2019 PLANNING & ZONING MEETING

- \*4-d ZON18-00931 District 3.** Within the 1800 block of West Broadway Road (north side). Located east of Dobson Road on the north side of Broadway Road. (1.6± acres). Rezone from LI to LI-BIZ; and Site Plan Review. This request will allow for the development of an automobile sales. Andrew Boubel, applicant; CJRJ Group, LLC, owner.

**Planner: Evan Balmer**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was on the consent agenda and therefore was not discussed as a separate individual item.

Vice Chair Astle motioned to approve case ZON18-00931 with conditions of approval. The motion was seconded by Boardmember Sarkissian:

**That: The Board recommends the approval of case ZON18-00931 conditioned upon:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit or at the time of the City's request for dedication, whichever comes first.

Vote: 6-0 Approved (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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## MINUTES OF THE FEBRUARY 20, 2019 PLANNING & ZONING MEETING

- \*4-e ZON18-00933 District 6.** Within the 10800 to 11600 blocks of East Williams Field Road (south side), the 6000 to 6300 blocks of South Signal Butte Road (east side), the 6000 to 6300 blocks of Mountain Road (west side) the 6000 to 6500 blocks of South Mountain Road (east side) and the 6000 to 6300 blocks of South Meridian Road (west side). Located south of Williams Field Road east of Signal Butte Road. (79± acres). Rezone to modify an existing PAD; and Site Plan Review. This request will allow for the modification of the PAD for single residential development. Sean Lake, Pew & Lake, PLC, applicant; Groh Revocable Trust, Demuro Properties, SB CLB 18, LLC, Tres Points, LLC, owner. **(Companion Case to Preliminary Plat "Destination at Gateway", associated with item \*5-a).**

**Planner: Cassidy Welch**

**Staff Recommendation: Continue to March 20, 2019 for re-advertising**

**Summary:** This case was on the consent agenda and therefore was not discussed as a separate individual item.

Vice Chair Astle motioned to continue case ZON18-00933 to March 20, 2019 for re-advertising. The motion was seconded by Boardmember Sarkissian:

Vote: 6-0 Approved (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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## MINUTES OF THE FEBRUARY 20, 2019 PLANNING & ZONING MEETING

- \*4-f ZON18-00958 District 5.** Within the 8400 block of East Broadway Road (north side) and the 200 and 300 blocks of South Hawes Road (east side). Located at the northeast corner of Broadway Road and Hawes Road. (9± acres). Rezoning from RM-4 to RM-4-PAD; and Site Plan Review. This request will allow for the development of a multi-residential use. Brent Fike, Todd and Associates, applicant; David McHenry, NSHE Porterville, LLC, owner.

**Planner: Wahid Alam**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was on the consent agenda and therefore was not discussed as a separate individual item.

Vice Chair Astle motioned to approve case ZON18-00958 with conditions of approval. The motion was seconded by Boardmember Sarkissian:

**That: The Board recommends the approval of case ZON18-00958 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations, except as modified in Table 1 in the staff report.
3. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
4. Compliance with all requirements of zoning case ZON18-00772, except as modified by this request.
5. Compliance with all requirements of Design Review.

Vote: 6-0 Approved (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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## MINUTES OF THE FEBRUARY 20, 2019 PLANNING & ZONING MEETING

- \*4-g ZON19-00040 District 5.** 4558 East Virginia Street. Located east of Greenfield Road and south of the 202 Red Mountain Freeway. (20.2± acres). Rezoning from HI-CUP to HI-PAD-CUP; and Site Plan Modification. This request will allow for the expansion of an existing industrial development. Jeff McCall, McCall & Associates, Architects, applicant; Daicel Safety Systems America Arizona, Inc., owner.

**Planner: Lesley Davis**

**Staff Recommendation:**

**Summary:** This case was on the consent agenda and therefore was not discussed as a separate individual item.

Vice Chair Astle motioned to approve case ZON19-00040 with conditions of approval. The motion was seconded by Boardmember Villanueva-Saucedo:

**That: The Board recommends the approval of case ZON19-00040 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations, except as modified in Table 1 in the staff report.
3. Compliance with all requirements of Design Review.
4. Compliance with all conditions of approval for case Z15-004, except as modified by this report.

Vote: 6-0 Approved (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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## MINUTES OF THE FEBRUARY 20, 2019 PLANNING & ZONING MEETING

- \*5-a “Gallery Park” District 6.** Within the 4900 to 5200 blocks of South Power Road (east side). Located south of 202 San Tan Freeway on the east side of Power Road and north of Ray Road. (58± acres). Preliminary Plat. Vivo Partners, LLC, applicant; Arizona State Land Group, owner. **(Companion Case to ZON18-00775, associated with item \*4-b).**

**Planner: Lisa Davis**

**Staff Recommendation: Continuance to Marcy 20, 2019**

**Summary:** This case was on the consent agenda and therefore was not discussed as a separate individual item.

**Planner: Lisa Davis**

**Staff Recommendation: Continuance to March 20, 2019**

**Summary:** This case was on the consent agenda and therefore was not discussed as a separate individual item.

Vice Chair Astle motioned to continue preliminary plat “Gallery Park” to the March 20, 2019 meeting. The motion was seconded by Boardmember Sarkissian.

Vote: 6-0 Approved (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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## MINUTES OF THE FEBRUARY 20, 2019 PLANNING & ZONING MEETING

- \*5-b “Destination at Gateway” District 6.** Within the 10800 to 11600 blocks of East Williams Field Road (south side), the 6000 to 6300 blocks of South Signal Butte Road (east side), the 6000 to 6300 blocks of Mountain Road (west side) the 6000 to 6500 blocks of South Mountain Road (east side) and the 6000 to 6300 blocks of South Meridian Road (west side). Located south of Williams Field Road east of Signal Butte Road. (79± acres). Preliminary Plat. Sean Lake, Pew & Lake, PLC, applicant; Groh Revocable Trust, Demuro Properties, SB CLB 18, LLC, Tres Points, LLC, owner. (Companion Case to ZON18-00933, associated with item \*4-e).

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was on the consent agenda and therefore was not discussed as a separate individual item.

Vice Chair Astle motioned to approve preliminary plat “Destination at Gateway” with conditions of approval. The motion was seconded by Boardmember Sarkissian:

**That: The Board recommends the approval of preliminary plat “Destination at Gateway” conditioned upon:**

1. Compliance with the preliminary plat submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Regulations.

Vote: 6-0 Approved (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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## MINUTES OF THE FEBRUARY 20, 2019 PLANNING & ZONING MEETING

**6 Other Business.**

None.

**7 Adjournment.**

Boardmember Allen motioned to adjourn the meeting at 4:31 pm. The motion was seconded by Boardmember Villanueva-Saucedo.

Vote: 6-0 Approved (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Respectfully submitted,



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Nana K. Appiah, AICP, Secretary  
Planning Director