

Planning and Zoning Board



Study Session Minutes

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

Date: April 16, 2019 Time: 7:30 a.m.

MEMBERS PRESENT:

Chair Michelle Dahlke
Vice Chair Dane Astle
Tim Boyle
Jeffrey Crockett
Deanna Villanueva-Saucedo

MEMBERS ABSENT:

Jessica Sarkissian
Shelly Allen

STAFF PRESENT:

Nana Appiah
Lesley Davis
Wahid Alam
Veronica Gonzalez
Cassidy Welch
Evan Balmer
Ryan McCann
Charlotte McDermott
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 April 17, 2019 regular Planning and Zoning Board Hearing.

Staffmember Wahid Alam presented revised conditions of approval for case ZON19-00063 to the Board. Mr. Alam stated the changes to the conditions were requested by the applicant and staff agrees with them. He explained condition #6a recommended by staff is a standard requirement for an Avigation Agreement and primarily used for residential development. Dr. Appiah explained most commercial/industrial development already have noise level requirements regulated by Code which will still apply to development on the property. Staff also informed the Board that condition #6b, which requires notification to future property owners, be within 2 miles of the Phoenix-Mesa Gateway Airport and should still be included with approval of the request. Although the requirement is mainly for residential use, it is still important to provide such notice to future property owners. Applicant Sean Lake stated the distance should be changed from a 1-mile radius to 2-mile radius.

Dr. Appiah stated the applicant for case number ZON18-00891 is recommending the Board continue the case to the May 22, 2019 meeting.

Boardmember Crockett requested an update on case ZON18-01014, specifically the comments from a neighbor regarding access to the back of neighboring properties.

Staffmember Veronica Gonzalez explained the neighboring property owner expressed concerns at the time the Child Crisis Center was opened in 2005. Ms. Gonzalez stated there is an existing shared access agreement between the Child Crisis Arizona and the surrounding neighbors that will still ensure those access is maintained. Ms. Veronica also informed the Board that the proposed playground shown on the site plan will unlikely be constructed immediately and there is adequate time for the applicant to consider location of the playground in relation to the access agreement. She also stated that Child Crisis Arizona has requested to include the playground in their request to avoid returning to the Board for a separate site plan approval. The Board inquired if there is a possibility to include a condition of approval to ensure the access agreement is adhered to. Dr. Appiah informed the Board that staff will reconfirm requirements of the access agreement and advise the Board during the study session on April 17 and, prior to the public hearing if the City can include a condition of approval to ensure the access agreement is enforced.

Boardmember Villanueva-Saucedo inquired about the Citizen Participation Report in case ZON19-00020. Staffmember Cassidy Welch explained there was a change to the project manager and the new applicant was unaware of all the additional citizen participation requirements. In addition, the applicant had emailed a notice to all property owners within 1,000 feet of the site. Staff and the applicant did not receive any comments from surrounding neighbors notified and determined a meeting would not be required. Ms. Welch also informed the Board that the neighboring townhome community was active regarding the design of the self-storage facility and not the use. Staff has not received any comments from the residents regarding the drive-thru restaurant.

3. Planning Director's Updates.

Dr. Appiah introduced Kate, Singleton, Historic Preservation Officer.

Dr. Appiah reminded the Board this would be the last morning study session. Beginning May 8, the Planning and Zoning meeting would meet at 3:00 pm for the study session and the public hearing meeting will begin at 4:00 pm. Staff will also introduce the new staff report format for the May 8th meeting.

4. Adjournment.

Boardmember Villanueva-Saucedo motioned to adjourn the meeting 7:55 am. The motion was seconded by Boardmember Crockett.

Vote: 5-0 Approved (Boardmember Sarkissian and Allen, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Boyle, Villanueva-Saucedo, Crockett

NAYS – None

Respectfully submitted,



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