

# Planning and Zoning Board

## *Study Session Minutes*

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

**Date: July 10, 2019 Time: 3:30 p.m.**

**MEMBERS PRESENT:**

Chair Michelle Dahlke  
Jessica Sarkissian  
Tim Boyle  
Jeffrey Crocket  
Deanna Villanueva-Saucedo

**MEMBERS ABSENT:**

Vice Chair Dane Astle  
Shelly Allen

**STAFF PRESENT:**

Nana Appiah  
Tom Ellsworth  
Rachel Prelog  
Wahid Alam  
Charlotte McDermott  
Rebecca Gorton

**OTHERS PRESENT:**

citizens who did not sign in

1. Call meeting to order.

Chair Dahlke declared a quorum present and the meeting was called to order at 3:30 p.m.

2. Election of Officers.

The Board requested this item to be continued to the next study session.

3. Review items on the agenda for the July 10, 2019 regular Planning & Zoning Hearing.

Staffmember Wahid Alam presented case ZON17-00597 to the Board. Mr. Alam stated staff has received a letter of opposition from a neighboring property owner requesting the site of the building be reduced. However, the concern of the neighbor is a civil issue between the property owners. City Attorney Charlotte McDermott explained further that the concern is a civil issue and is between private parties and the city is not a party to it. She reminded the Board the case before them today is for a site plan and if it complies with the zoning ordinance, the Board can take action on the request.

Staffmember Tom Ellsworth presented cases ZON19-00436 and ZON18-00951 to the Board. Mr. Ellsworth explained the two cases are related and decision on ZON18-00951 is dependent upon approval of ZON19-00436. The first case is a Major Amendment to the Pacific Proving Grounds North Community Plan, also known as the Cadence Community Plan, which will remove Development Unit 5 from the Cadence Community Plan (20± acres at the southwest corner of the Crismon and Williams Field Road alignments). The second case is the request to rezone from Agricultural (AG) and

Planned Community (PC) to Planned Community and will establish the Avalon Crossing Community Plan.

Boardmember Sarkissian confirmed removing DU5 from the Cadence Community Plan will not impact the open space and Mr. Ellsworth confirmed it will not have any impact on the other Development Units.

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.)

Planning Director Nana Appiah informed the Board that Council approved the Bella Encanta project by a 7-0 vote. Dr. Appiah also informed the Board that the Form-Based Code text amendments were approved.

5. Adjournment.

Boardmember Villanueva-Saucedo motioned to adjourn the meeting at 3:50 pm. The motion was seconded by Boardmember Crockett.

Vote: 5-0 Approved (Vice Chair Astle and Boardmember Allen, absent)

Upon tabulation of vote, it showed:

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

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](http://www.mesaaz.gov).***