



City of Mesa

Council Chambers
57 E. First Street

Meeting Minutes Planning and Zoning Board - Public Hearing

Chair Vince DiBella
Vice Chair Suzanne Johnson
Boardmember Lisa Hudson
Boardmember Michael Clement
Boardmember Shelly Allen
Boardmember Michelle Dahlke
Boardmember Steve Ikeda

Wednesday, April 15, 2015

4:00 PM

Council Chambers - Upper Level

Consent Agenda - All items listed with an asterisk (*) will be considered as a group by the Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen requests, in which the item will be removed from the consent agenda, prior to the vote, and considered as a separate item.

Items on this agenda that must be adopted by ordinance and/or resolution will be on a future City Council agenda. Anyone interested in attending the City Council public hearing should call the Planning Division at (480) 644-2385 or review the City Council agendas on the City's website at www.mesaaz.gov to find the agenda on which the item(s) will be placed.

Call meeting to order.

Vice Chair Johnson called meeting to order at 4:00 PM. Chair DiBella, absent.

- 1 Take action on all consent agenda items.**

Items on the Consent Agenda

- 2 Approval of minutes from previous meetings.**

- 2-a [PZ 15529](#) Minutes from the March 24 and March 25, 2015 study sessions and regular hearing.**

Approved (Vote: 6-0-1; Chair DiBella absent)

3 Take action on the following zoning cases:

- 3-a [PZ 15530](#)** **Z15-011 (District 2)** 4418 East University Drive. Located east of the northeast corner of University Drive and Greenfield Road (0.38± acres). Site Plan Review. This request will allow for the development of a two-tenant retail building. Nicole Posten-Thompson, Associated Architects, applicant; LFLP Greenfield, LLC, owner. (PLN2015-00046)

Staff Planner: Kim Steadman

Staff Recommendation: Continuance to May 20, 2015

Approved (Vote: 6-0-1: Chair DiBella absent)

- 3-b [PZ 15532](#)** **Z15-013 (District 6)** 1142 South Signal Butte Road. Located at the northwest corner of Southern Avenue and Signal Butte Road (1± acres). Site Plan Modification. This request will allow for the development of a restaurant with a drive-thru. Benjamin Njuguna, Cardno Inc., applicant; FFG Development, LLC, owner. (PLN2015-00004)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

Approved (Vote: 6-0-1: Chair DiBella absent)

Items not on the Consent Agenda

4 Hear presentation and discuss the following item:

- 4-a [PZ 15531](#)** **Z15-012 (District 1)** 809 North Dobson Road. Located south of the Loop 202 on the east side of Dobson Road (2.44± acres). Site Plan Review and Special Use Permit. This request will allow for the development of a convenience store with a gas canopy and a car wash facility. Jesse Macias, PM Design Group, applicant; CST Arizona Stations, Inc., owner. (PLN2015-00050)

Staff Planner: Wahid Alam

Staff Recommendation: Continuance to May 20, 2015

5 Other Business.

6 Adjournment.

Meeting was adjourned at 5:03 PM

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.