

Planning and Zoning Board

Study Session Minutes

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

Date: February 14, 2017 Time: 7:30 a.m.

MEMBERS PRESENT:

Chair Michael Clement
Vice Chair Michelle Dahlke
Dane Astle
Steve Ikeda
Tim Boyle
Jennifer Duff

MEMBERS ABSENT:

Jessica Sarkissian

STAFF PRESENT:

John Wesley
Tom Ellsworth
Lesley Davis
Wahid Alam
Christine Zielonka
Charlotte McDermott
MaryGrace McNear
Rebecca Gorton

OTHERS PRESENT:

Reese Anderson
citizens who did not sign

1. Chair Clement declared a quorum present and the meeting was called to order at 7:30 a.m.
2. Reviewed items on the agenda for the February 15, 2017 regular Planning and Zoning Board Hearing.

Items on the February 15, 2017 agenda were discussed.

Tom Ellsworth explained case Z17-003 to the Board. Boardmember Duff inquired what the hours of operation would be. Scott Bouchie, Environmental Management and Sustainability Department Director, responded that the facility will be open for community drop-off 20 hours per week.

Staffmember Lesley Davis presented an update for case Z16-056 to the Board. Ms. Davis explained since the last Planning and Zoning meeting, the applicant stated the applicant mailed notification letters and had a meeting on January 31, 2017 for the surrounding citizens. Ms. Davis stated the residents on the north of Warner Road have concerns of losing the commercial zoning. Ms. Davis clarified that the statement in the narrative that the development would utilize the common area in the surrounding neighborhood was inaccurate. Warner Enclave will provide their own common area for use of the residents. Ms. Davis also clarified that the developer will be required to address sewer use for the residents.

Boardmember Boyle stated he received numerous emails from residents opposing the project. Board had questions regarding lot size as well as a necessity for commercial services in the area.

Tom Ellsworth reviewed the BB Living at Eastmark preliminary plat. Discussion of parking and the need for regulation of parking was discussed.

3. Other Business

Receive a presentation and discuss:

- Gateway Strategic Development Plan
- Citizen Participation Plan Process

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.)

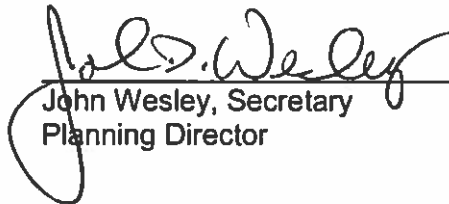
None

5. Adjournment.

Vice Chair Dahlke made a motion to adjourn the meeting at 9:00 am. The motion was seconded by Boardmember Astle.

Vote: 6-0 (Boardmember Sarkissian, absent)

Respectfully submitted,



John Wesley, 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.