

Planning and Zoning Board

Study Session Minutes

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

Date: March 21, 2017 Time: 7:30 a.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Jennifer Duff
Jessica Sarkissian

STAFF PRESENT:

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

OTHERS PRESENT:

citizens who did not sign

1. Chair Clement declared a quorum present and the meeting was called to order at 7:35 a.m.
2. Reviewed items on the agenda for the March 22, 2017 regular Planning and Zoning Board Hearing.

Items on the March 22, 2017 agenda were discussed.

Staffmember Lesley Davis presented case Z17-008 to the Board. Boardmember Boyle inquired how the approval of the Site Plan relates to the decision of the Design Review Board. Ms. Davis responded the Design Review Board evaluates the aesthetics of the building and the Planning and Zoning Board reviews the site plan. In a case where the Design Review Board were to recommend a change which effects the site plan, the case would come back to this Board.

Staffmember Lesley Davis presented the Board with an update to case Z16-056. Ms. Davis stated the site plan has been revised which shows a reduction in lots from 41 to 39 and adjustments in size to some of the lots. The updated site plan has support from the surrounding HOA. The applicant has agreed to provide two single-story homes on the north and east sides of the development. A splash pad and pedestrian gate have been added providing access from the surrounding neighborhoods. The developer and

surrounding neighborhood appear to be working together and the developer is hopeful to work out an agreement to hook into the sewer lines.

Staffmember Kim Steadman presented case Z17-005 to the Board. Mr. Steadman explained the project does not comply with the General Plan requirements and staff is recommending denial. He stated it is a well organized plan and if it were in a different area, staff would recommend approval. Mr. Steadman stated staff has worked with the applicant to improve the site plan and provided the Board with conditions of approval if it were to be approved.

John Wesley, Planning Director, clarified the applicant does not agree with condition #5, requiring 20' setbacks on the east and west side. The requested 8' setback is not compatible with employment uses. There has been discussion with the applicant about the opportunity for a Minor General Plan Amendment to allow the development to be consistent with the General Plan.

Chair Clement inquired if staff is encouraged to line with the General Plan even when projects do not fit the use. John Wesley responded the General Plan is set up to define character areas and not mapped the same as zoning. This allows the Board the opportunity to view a project individually and if they feel something is a good project, and meets the goals of the City, the Board could approve without the General Plan amendment change. In this case, staff provided the applicant with all options, one would be a Minor General Plan Amendment.

Staffmember Wahid Alam presented case Z17-007 to the Board. Boardmember Boyle recused himself from the discussion due to a conflict of interest. Mr. Alam explained the project presented several challenges because of the shape of the parcel.

3. Other Business

3-a Receive a presentation and discuss:

- Updated Sign Code
Zoning Administrator Gordon Sheffield presented the Board with a draft of the temporary sign code.

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.)

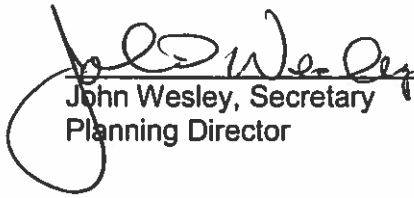
Planning Director, John Wesley, updated the Board on a rezoning case from LC to LI for a car wash on South Power Road. The rezoning has been delayed at Council for the addition of a Development Agreement. The applicant is considering withdrawing the rezoning request and leaving it as LC.

5. Adjournment.

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

Vote: 5-0 (Boardmember Sarkissian and Boardmember Duff, 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.