

# Planning and Zoning Board



## *Study Session Minutes*

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

Date: October 17, 2017 Time: 7:30 a.m.

### **MEMBERS PRESENT:**

Chair Michael Clement  
Dane Astle  
Jessica Sarkissian  
Tim Boyle  
Jennifer Duff

### **MEMBERS ABSENT:**

Vice Chair Michelle Dahlke  
Shelly Allen

### **STAFF PRESENT:**

John Wesley  
Lesley Davis  
Veronica Gonzalez  
Cassidy Welch  
Wahid Alam  
Charlotte McDermott  
Rebecca Gorton

### **OTHERS PRESENT:**

citizens who did not sign in

1. Chair Clement declared a quorum present and the meeting was called to order at 7:32 a.m.
2. Reviewed items on the agenda for the October 18, 2017 regular Planning and Zoning Board Hearing.

Items on the October 18, 2017 agenda were discussed.

Staffmember Veronica Gonzalez presented case ZON17-00170 to the Board. Ms. Gonzalez stated staff would like to have a stronger pedestrian connection with the surrounding businesses, particularly with the development to the south. Another concern staff has is the undersized landscape islands and is addressed in the conditions of approval to be incorporated in the final site plan. Boardmember Boyle inquired what pedestrian connection is staff looking for to increase and staffmember Gonzalez responded staff would like a pedestrian connection for the tire business to the south so when a customer is at the tire store, they would be able to walk to the restaurant. Boardmember Duff inquired what the existing connection on the north east corner of this property is made of. Ms. Gonzalez responded it is a painted crosswalk.

Staffmember Cassidy Welch presented case ZON17-00158 to the Board. Ms. Welch stated the subdivision is within the Citrus Sub-Area and will be required to meet guidelines set-forth in the guidelines. Boardmember Boyle inquired if the garage needs to be behind the house and Planning Director John Wesley responded the garage is to be 3' behind the plane. It clarified these elevations have been used in subdivisions with larger lots and elevations will change during product review.

Planning Director John Wesley stated there has not been much change to case Z17-044 since the September meeting. Staffmember Lesley Davis presented an update for this case to the Board. Ms. Davis stated the elevations were presented to the Design Review Board and were in agreement with this Board that the design needs to be held to a higher standard. Ms. Davis stated there are 3 options that the Board can approve. These options are: 1) continue the case until to the November 15 meeting to allow the applicant to work with staff and Design Review Board; 2) to approve the case with conditions of approve outlined in the staff report; and 3) to amend condition #5 in the original staff report to require the applicant to receive approval by the Design Review Board for the design.

Boardmember Astle inquired if the applicant spent much time with staff. Staffmember Davis stated the applicant met with staff and presented a different elevation than the one presented to the Design Review Board. Boardmember Boyle stated the original elevations look similar to the updated design.

**3. Other Business**

None

**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.)

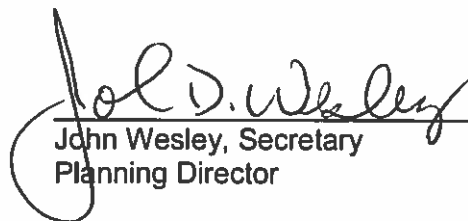
None

**5. Adjournment.**

Boardmember Boyle made a motion to adjourn the meeting at 7:52 am. The motion was seconded by Boardmember Astle.

**Vote: 5-0 (Vice Chair Dahlke and Boardmember Allen, 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](http://www.mesaaz.gov)