

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: May 16, 2018 Time: 3:30p.m.

MEMBERS PRESENT:

Vice Chair Michelle Dahlke
Dane Astle
Jessica Sarkissian
Jennifer Duff
Shelly Allen

MEMBERS ABSENT:

Chair Michael Clement
Tim Boyle

STAFF PRESENT:

John Wesley
Tom Ellsworth
Lesley Davis
Wahid Alam
Cassidy Welch
Ryan McCann
Evan Balmer
Charlotte McDermott
Rebecca Gorton

OTHERS PRESENT:

Jared Langkilde
other citizens who did not sign in

1. Call meeting to order.

Vice Chair Dahlke declared a quorum present and the meeting was called to order at 3:33 p.m.

2. Review items on the agenda for the May 16, 2018 regular Planning & Zoning Hearing.

Staffmember Evan Balmer updated the Board on case ZON18-00102. Mr. Balmer stated Boardmember Duff had inquired if a pedestrian connection could be connecting the new tenant buildings to the existing restaurant to the south. Mr. Balmer explained staff determined a pedestrian connection to the south would not work. However, staff has determined a pedestrian connection to the hospital to the east to the hospital would benefit those pedestrians, connecting them to the commercial building. Mr. Balmer presented the Board an additional stipulation #4, Presented an updated stipulation to the #4 which reads: *"Prior to building permit submittal, submit a revised site plan for Planning Director review and acceptance showing a pedestrian connection to Mountain Vista Medical Center"*. The applicant has agreed to this additional stipulation.

Staffmember Evan Balmer updated the Board on case ZON18-00137. Mr. Balmer stated the applicant has requested a continuance on this case to the June 20, 2018 meeting so that they can work out details to the lease of the property.

Staffmember Lesley Davis updated the Board on case ZON17-00532. Ms. Davis explained conditions of approval have been updated and agreed upon between staff and the applicant. Boardmember Allen requested this item be off consent for further discussion.

Planning Director John Wesley updated the Board on case ZON18-00118. Mr. Wesley stated one of the comments and questions from the morning study session referenced the need to provide a better separation between the street and building. Mr. Wesley stated the applicant has provided an updated elevation proposing a 12" step up to the building, providing a separation from the public sidewalk to the building. Mr. Wesley explained staff is in agreement with this change and removing condition of approval #5f.

Boardmember Duff requested a better understanding of the amendment presented to the Mesa City Code, particularly the portion referencing the public notice requirements for Historic Preservation Board. Ms. Duff requested that this item be off consent for further discussion.

3. Planning Director's Updates.

None.

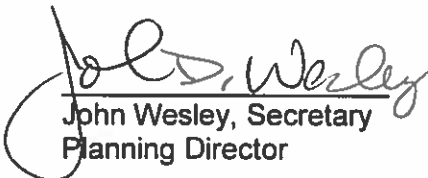
(The items in the Planning Director's Updates are not for Board discussion and no Board action will be taken on the updated items.)

4. Adjournment.

Boardmember Allen made a motion to adjourn the meeting at 3:58 pm. The motion was seconded by Boardmember Sarkissian.

Vote: 5-0 (Chair Clement and Boardmember Boyle, 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.