

Planning and Zoning Board

Study Session Minutes

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

Date: October 17, 2018 Time: 3:30 p.m.

MEMBERS PRESENT:

Vice Chair Dane Astle
Jessica Sarkissian
Tim Boyle
Shelly Allen
Deanna Villanueva-Saucedo
Jeffrey Crocket

MEMBERS ABSENT:

Chair Michelle Dahlke

STAFF PRESENT:

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

OTHERS PRESENT:

citizens who did not sign in

1. Call meeting to order.

Vice Chair Astle declared a quorum present and the meeting was called to order at 3:44 p.m.

2. Review items on the agenda for the October 17, 2018 regular Planning & Zoning Hearing.

Staffmember Lisa Davis updated the Board on case ZON18-00597. Ms. Davis stated she received an email in support of the development and presented a copy for the Board. Ms. Davis also presented a copy of revised stipulations, the full canopy over PAD B, as well as the requirement for the outdoor seating for the restaurant.

Boardmember Boyle requested this case be off consent to give the Board the opportunity to discuss on line petitions and how the Board values them. Ms. Davis clarified there is an additional statement in the on line petition which includes the suggestion there be a community garden. She stated it is somewhat misleading because it is difficult to disseminate if people signing the petition are against the McDonald's or if they only want a community garden.

Boardmember Allen inquired if the outdoor seating area is removed, will there be space if a different user comes in to add it. Ms. Davis responded there is a larger landscape area on the east side of the building which could be used for outdoor seating in the future.

Staffmember Evan Balmer responded to an inquiry by Boardmember Allen in case ZON18-00592 about the ratio of residential use on the development. Mr. Balmer stated there is approximately 207,000 sq. ft. of residential use, which is under 35% of the overall site.

Staffmember Ryan McCann updated the Board on case ZON18-00361. Mr. McCann stated staff received two emails with no opposition to the project. In response to Boardmember Boyle's discussion regarding other uses within the area, such as pawn shops and tattoo parlors, Mr. McCann stated staff did not find any of these types of uses within the area. Boardmember Allen stated there has been a lot of work done by the applicant and suggested this case be moved to the consent agenda. Ms. Allen stated she still wants to have a discussion of the number of uses in specific areas and does not want to hold up this specific project. Boardmember Villanueva-Saucedo agreed that she also wants to have a conversation about this subject. Boardmember Boyle commended the applicant for the research and outreach that they have done to move this project forward.

Boardmember Crockett stated he will recuse himself from case ZON18-00181, ZON18-00067 and the preliminary plat Bella Encanta. Mr. Crockett stated he has done legal work for one of the owners in the past. Staffmember Lisa Davis presented the Board with an email and copy of a letter in support of the project.

Boardmember Crockett is requesting preliminary plat "Mesa Fiesta" be moved to the consent agenda. Planning Director John Wesley stated technical issues for plats are reviewed at length through the subdivision process. City Attorney Charlotte McDermott stated in the subdivision regulations, there is a requirement to bring preliminary plats through this Board.

3. 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 reminded the Board the November meeting will be held one week early on November 14, 2018.

4. Adjournment.

Boardmember Allen made a motion to adjourn the meeting at 4:10 pm. The motion was seconded by Boardmember Crockett.

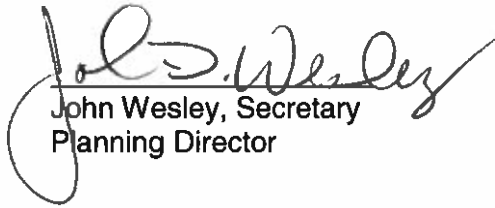
Vote: 6-0 Approved (Chair Dahlke, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – None

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.