

Planning and Zoning Board

Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: April 18, 2018 Time: 3:45 p.m.

MEMBERS PRESENT:

Chair Michael Clement
Vice Chair Michelle Dahlke
Jessica Sarkissian
Tim Boyle
Jennifer Duff
Shelly Allen

MEMBERS ABSENT:

Dane Astle

STAFF PRESENT:

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

OTHERS PRESENT:

other citizens who did not sign in

1. Call meeting to order.

Chair Clement declared a quorum present and the meeting was called to order at 3:49 p.m.

2. Review items on the agenda for the April 18, 2018 regular Planning & Zoning Hearing.

Planning Director John Wesley stated there is a change to the March 21, 2018 minutes to the condition of approval for case ZON18-00143.

Staffmember Evan Balmer presented an update to the Board for case ZON18-00061. Mr. Balmer stated there has been an added condition of approval which focuses parking requirements if there are any changes to the use of the mezzanine in the future.

Staffmember Cassidy Welch presented an update to the Board for case ZON17-00507. Ms. Welch stated the applicant has provided an updated letter which shows the original site plan and the revised site plan. The applicant provided this update to the concerned neighbors and reminded the residents of this evening's meeting.

Planning Director John Wesley updated the Board on case ZON18-00169. Mr. Wesley clarified the following:

1. The Final plat is forthcoming for approval in May or early June
2. The PAD meets the standard RSL-2.5 lot sizes and the proposed lots meet or exceed most required setbacks
3. There was concern the lots are so small they do not have room for storage. Mr. Wesley clarified the lots on the south side have opportunity for a 10' rear yard setback, and the applicant's intent is to build with a 20' rear setback which allow for storage;
4. Although product has not been submitted, staff has been working with the applicant and seen product which did show the reduced garage sizes.

Mr. Wesley stated that, through our City Council and adoption of City Ordinance, we have set a standard garage size and believe this works best for our residents. With regards to the PAD, the applicant is asking for a modification for another exception to our standards. He stated staff has not seen justification required by ordinance to allow the reduction of garage sizes. Because the applicant has not filed a final plat, staff feels the applicant has the opportunity to redesign their lot sizes to meet these standards. Mr. Wesley provided an option for the Board to continue this case to give staff an opportunity to work with the applicant.

Staffmember Cassidy Welsh provided the Board with garage standards for the Town of Gilbert. Ms. Welsh stated Gilbert zoning ordinance states there are no minimum requirements but do request a 20'x20' for a two-car garage. Ms. Welch confirmed the Town of Gilbert does require an 80 sq. ft. storage facility if they eliminate the required .5 guest parking space.

3. Planning Director's Updates.

None.

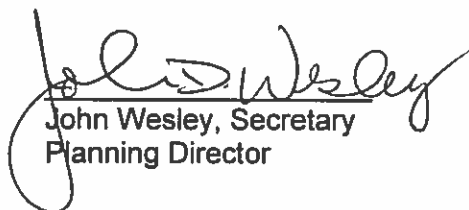
(The items in the Planning Director's Updates are not for Board discussion and no Board action will be taken on the updated items.)

4. Adjournment.

Boardmember Allen made a motion to adjourn the meeting at 4:04 pm. The motion was seconded by Boardmember Boyle.

Vote: 6-0 (Boardmember Astle, 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.*