

Planning and Zoning Board



Study Session Minutes

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

Date: August 28, 2024 Time: 3:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Troy Peterson
Genessee Montes
Jamie Blakeman
Jayson Carpenter*

MEMBERS ABSENT

Jeff Pitcher
Chase Farnsworth

(*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Evan Balmer
Jennifer Merrill
Sean Pesek
Joshua Grandlienard
Charlotte Bridges
Kwasi Abebrese
Kirstin Dvorchak
Alexis Wagner

OTHERS PRESENT:

1 Call meeting to order.

Chair Ayers excused Vice Chair Pitcher and Boardmemeber Farnsworth and declared a quorum present, the meeting was called to order at 3:02 pm.

2 Review items on the agenda for the August 28, 2024, regular Planning and Zoning Board Hearing.

Staff Planner Kwasi Abebrese presented case ZON24-00403. See attached presentation.

The Board had no questions for staff.

Staff Planner Jennifer Merrill presented case ZON22-01052. See attached presentation.

The Board had no questions for staff.

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Staff Planner Charlotte Bridges presented case ZON24-00101 and associated preliminary plat. See attached presentation.

Boardmembers Peterson and Carpenter expressed their appreciation for this type of development and are eager to see more projects like this in the future.

Staff Planner Charlotte Bridges presented case ZON24-00066. See attached presentation.

The Board had no questions for staff.

Staff Planner Kwasi Abebrese presented case ZON24-00475. See attached presentation.

The Board had no questions for staff.

Staff Planner Sean Pesek presented case ZON24-00386. See attached presentation.

The Board had no questions for staff.

Staff Planner Sean Pesek and Assistant Planning Director Rachel Nettles presented the proposed Accessory Dwelling Unit text amendments. See attached presentation.

Planning Director Mary Kopaskie-Brown stated that to allow for a third ADU, it would need to be deed-restricted to an individual earning 80% of the area median income, with the goal of increasing affordable housing in the city.

In response to Boardmember Peterson's question, Staff Planner Sean Pesek clarified that any ADU restrictions imposed by a homeowners' association would take precedence over the new State legislation.

Assistant Planning Director Rachel Nettles answered Boardmember Peterson's question by adding the legislature does prohibit the city from requiring additional parking for the ADU's.

Chair Ayers stated that the city should consider creating design guidelines or templates for new construction that promotes and accommodates these specific types of lots. It would be helpful to see new construction projects include plats designed for this type of development.

Staff Planner Joshua Grandlienard presented case ZON24-00428. See attached presentation.

The Board had no questions for staff.

Staff Planner Joshua Grandlienard presented case ZON23-00580. See attached presentation.

The Board had no questions for staff.

Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at www.mesaaz.gov

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3 Planning Director Update: Planning Director Mary Kopaskie-Brown shared State legislation has introduced several changes that will result in multiple text amendments over the next few months.

4 Adjournment.

Boardmember Peterson motioned to adjourn the study session. The motion was seconded by Boardmember Montes.

The study session was adjourned at 4:08 pm.

Vote (5 – 0; Vice Chair Pitcher and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

NAYS – None

Respectfully submitted,

Evan Balmer, Principal Planner

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