



Planning and Zoning Board

Meeting Minutes

Held by Virtual Platform
Date: April 8, 2020 Time: 4:00 p.m.

MEMBERS PRESENT:

- *Chair Michelle Dahlke
- *Vice Chair Dane Astle
- *Jessica Sarkissian
- *Tim Boyle
- *Shelly Allen
- *Jeffrey Crockett
- *Deanna Villanueva-Saucedo

MEMBERS ABSENT:

None

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

STAFF PRESENT:

- Nana Appiah
- Tom Ellsworth
- Charlotte McDermott
- *Jennifer Gniffke
- Rebecca Gorton

OTHERS PRESENT:

None

Call Meeting to Order.

Chair Dahlke declared a quorum present and the meeting was called to order at 4:18 pm.

1. Take action on all consent agenda items.

Items on the Consent Agenda

2. **Approval of minutes:** Consider the minutes from the March 25, 2020 study session and regular hearing.

- *2-a Vice Chair Astle motioned to approve the minutes from the February 26, 2020 study session and regular hearing. The motion was seconded by Boardmember Sarkissian.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

Zoning Cases: ZON20-00037, ZON20-00024, ZON19-00507

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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-a ZON20-00037 District 4.** Within the 500 block of East Broadway Road (south side) and within the 400 block of South Pioneer (west side). Located east of Mesa Drive on the south side of Broadway Road. (1± acres). Site Plan Review. This request will allow for a commercial and multi-residence development. Ralph Pew, Pew & Lake, applicant; Foster Arizona, owner.

Planner: Charlotte Bridges

Staff Recommendation: Continue to the May 13, 2020 meeting.

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Vice Chair Astle motioned to correct the continuance date to read May 13, 2020 and to continue case ZON20-00037 to the May 13, 2020 meeting. The motion was seconded by Boardmember Sarkissian.

That: The Board recommends continuance of case ZON20-00037 to the May 13, 2020 meeting.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

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- *4-a ZON19-00507 District 6.** Within the 4000 block of South Power Road (east side). Located north of Warner Road on the east side of Power Road (25± acres). Rezoning from LC and LI to LI-PAD. This request will allow for the development of a large-scale commercial recreation development. Pew & Lake, PLC, applicant; Cono Vertuccio and Vertuccio Family Limited Partnership, owners.

Planner: Tom Ellsworth

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Vice Chair Astle motioned to approve case ZON19-00507 with conditions of approval to include updated conditions provided at the April 8, 2020 study session: 1) the removal of conditions #5; and, 2) the addition to condition #10 to state "The compliance agreement must be executed prior to the City Council's consideration". The motion was seconded by Boardmember Sarkissian.

That: The Board recommends the approval of case ZON19-00507 conditioned upon:

1. Compliance with the site plan and landscape plan submitted dated 2-10-2020.
2. Compliance with the City of Mesa Zoning Ordinance, except the development standards modified in Table 1 of the staff report with staff's recommendations.
3. No later than 60 days of the date the zoning ordinance is adopted, the applicant must submit a Design Review application (i.e. final architecture designs and themes) showing compliance with the City's Design Standards for the site.
4. Compliance with all requirements of Design Review.
5. All off-site improvements and street frontage landscaping must be installed within 6 months from the date the zoning ordinance is adopted.
6. Remove the outdoor storage associated with the pottery sale building within 6 months from the date the zoning ordinance is adopted.
7. Prior to the issuance of a building permit non-conforming signs must be brought into conformance and prohibited signs must be removed.
8. Compliance with all City development codes and regulations.
9. Applicant must enter into a compliance agreement with the City to retrofit certain building and structures to meet current building code requirements and address any other compliance issues on the site. The compliance agreement must be executed prior to City Council's consideration.
10. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of a subdivision plat, or at the time of the City's request for dedication, whichever comes first.
11. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner shall execute and record the City's standard Avigation Easement and Release for Phoenix Mesa Gateway Airport prior to the issuance of a building permit.
 - b. Any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination

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notice of no hazard to air navigation shall accompany any building permit application for the property.

- c. Prior to the issuance of a building permit, provide documentation that a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
- d. Provide written notice to future property owners that the project is within 2 miles of Phoenix-Mesa Gateway Airport.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

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- *4-b ZON20-00024 District 4.** Within the 100 to 200 block of East 1st Street (south side) and within the 0 to 100 block of North Hibbert (west side). Located west of Mesa Drive and north of Main Street. (1.3± acres). Rezone from T4NF to T5MSF within the Form Based Code Regulating Plan. Marlene Imirzian & Associates Architects, applicant; Rich Van Anda, owner.

Planner: Jennifer Gniffke

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Vice Chair Astle motioned to approve case ZON20-00024 with conditions of approval. The motion was seconded by Boardmember Sarkissian.

That: The Board recommends the approval of case ZON20-00024 conditioned upon:

1. Compliance with all City development codes and regulations.
2. Completion of a Zoning Clearance process per section 11-56-4(E) of the Mesa Zoning Ordinance.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

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6. **Adjournment.**

Boardmember Villanueva-Saucedo motioned to adjourn the meeting at 4:22 pm. The motion was seconded by Boardmember Boyle.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

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

NAYS – None

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Nana K. Appiah', is written over a horizontal line.

Nana K. Appiah, AICP, Secretary
Planning Director