

# City of Mesa

*Council Chambers  
57 E. First Street*



## Meeting Minutes

**Wednesday, May 24, 2023**

**4:00 PM**

**Council Chambers**

### **Planning and Zoning Board - Public Hearing**

*Chair Jeffrey Crockett  
Vice Chair Benjamin Ayers  
Boardmember Jessica Sarkissian  
Boardmember Shelly Allen  
Boardmember Troy Peterson  
Boardmember Jeff Pitcher  
Boardmember Genessee Montes*

**Consent Agenda - All items listed with an asterisk (\*) will be considered as a group by the Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen requests, in which the item will be removed from the consent agenda, prior to the vote, and considered as a separate item.**

**Items on this agenda that must be adopted by ordinance and/or resolution will be on a future City Council agenda. Anyone interested in attending the City Council public hearing should call the Planning Division at (480) 644-2385 or review the City Council agendas on the City's website at [www.mesaaz.gov](http://www.mesaaz.gov) to find the agenda on which the item(s) will be placed.**

**Call meeting to order.**

Chair Crockett called the meeting to order at 4:02 pm

1 Take action on all consent agenda items.

**Items on the Consent Agenda**

2 Approval of minutes from previous meetings.

\*\*2-a Minutes from the May 10, 2023 study session and regular meeting.

Approved (Vote 5-0; Boardmember Peterson and Montes, absent)

3 Take action on the following zoning cases:

4 Discuss and make a recommendation to the City Council on the following zoning cases:

\*\*4-a **ZON22-01003. "Western Semi Solutions" (District 1).** Within the 2800 to 2900 blocks of North Greenfield Road (west side), within the 4300 block of East McDowell Road (north side), and within the 4300 block of East Oasis Street (south side). Located west of Greenfield Road and north of McDowell Road. (5.7± acres). Rezone from Light Industrial (LI) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development. Stephen M. Javinett Living Trust, Owner; Glenn Klipfel, ADM Group Inc., Applicant.

**Planner: Kwasi Abebrese**

**Staff Recommendation: Approval with conditions**

Approved (Vote 5-0; Boardmember Peterson and Montes, absent)

- \*\*4-b ZON22-01340. “Residences at Dobson and Cub’s Way” (District 3).** Within the 900 block of North Dobson Road (west side) and within the 2000 block of West Riverview Auto Drive (east side). Located north of Rio Salado Parkway and west of Dobson Road. (6.6± acres). Rezone from General Commercial with a Planned Area Development overlay (GC-PAD) to Multiple Residence-4 with a Bonus Intensity Zone overlay (RM-4-BIZ) and Site Plan Review. This request will allow for a multiple residence development. LHM JVR MSA LLC, Owner; Sean Lake, Pew & Lake, PLC., Applicant.

**Planner: Sean Pesek**

**Staff Recommendation: Approval with conditions**

**Approved (Vote 5-0; Boardmember Peterson and Montes, absent)**

- \*\*4-c** Amending Section 11-31-34(A) of the Mesa Zoning Ordinance pertaining to Medical Marijuana Dispensaries and Dual Licensee Facilities. The amendments include, but are not limited to, modifying the spacing requirements between Medical Marijuana Dispensaries and Dual Licensee Facilities. **(Citywide)**

**Planner: Rachel Nettles**

**Staff Recommendation: Adoption**

**Approved (Vote 5-0; Boardmember Peterson and Montes, absent)**

**5 Adjournment.**

**The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.**

**Si necesita asistencia o servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al 480-644-2767.**