

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: November 14, 2017 Time: 7:30 a.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

STAFF PRESENT:

John Wesley
Lesley Davis
Veronica Gonzalez
Cassidy Welch
Wahid Alam
Charlotte McDermott
Rebecca Gorton

OTHERS PRESENT:

citizens who did not sign in

1. Chair Clement declared a quorum present and the meeting was called to order at 7:30 a.m.
2. Reviewed items on the agenda for the November 15, 2017 regular Planning and Zoning Board Hearing.

Items on the November 15, 2017 agenda were discussed.

Staffmember Veronica Gonzalez presented case ZON17-0069 to the Board. Ms. Gonzalez stated she was contacted by two residents with concerns about the color, tree species, landscape buffer and proposed land use. Due to their concerns, the applicant made changes which addressed the concerns of the surrounding residents.

Staffmember Cassidy Welch presented case ZON17-00249 to the Board. Ms. Welch stated staff has not heard from any of the surrounding neighbors. Boardmember Allen inquired how the parking will be addressed during drop-off and pick-up times. Ms. Welch responded the day care hours are from 6:00 am to 6:00 pm which allows for various drop off and pick up times throughout the day.

Staffmember Lesley Davis updated the Board on case Z17-044. Ms. Davis stated there has been significant changes made to the building which includes a more contemporary look. The revised elevations will be presented at this evening's Design Review Board meeting. Ms. Davis will give the Board an update at the Study Session prior to the meeting.

Staffmember Lesley Davis presented case ZON17-00260 to the Board. Ms. Davis stated the applicant made some changes to the original site plan after the first neighborhood meeting. One concern the surrounding neighbors had was the access to the center was on 66th Street. The access has been relocated to McKellips Road. The applicant is requesting NC zoning for future development of either a small restaurant or coffee shop which is allowed in NC zoning. Boardmember Boyle inquired if a coffee shop goes in, would it be included within the footprint of the building. Ms. Davis confirmed it would be in one of the suites and the NC zoning allows signage for the additional use. Boardmember Allen inquired to the purpose for the parking to be so close to the residential area. Applicant Valerie Claussen responded that is a landscape area which is not the property owner's but is for future right-of-way. Boardmember Astle inquired if the BIZ is in place for the additional encroachments and Ms. Davis responded it is for the wing wall encroachments.

Staffmember Lesley Davis presented the preliminary plat "Pasadena Estates" to the Board. Ms. Davis explained the applicant has not moved forward in the platting process within one year so the previously approved plat has expired. They are requesting a re-approval for the preliminary plat.

Other Business

None

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.)

John Wesley, Planning Director informed the Board staff has been working on several amendments to the Zoning Ordinance, the primary one being the Sign Ordinance. Mr. Wesley stated staff's goal is to release a draft of the sign ordinance at the beginning of December for public review and to begin hearings sometime in March or April.

5. Adjournment.

Boardmember Allen made a motion to adjourn the meeting at 8:00 am. The motion was seconded by Boardmember Boyle.

Vote: 7-0

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