

# Planning and Zoning Board

## *Meeting Minutes*

Held by Virtual Platform  
Date: November 18, 2020 Time: 4:00 p.m.

**MEMBERS PRESENT:**

\*Chair Dane Astle  
\*Vice Chair Jessica Sarkissian  
\*Tim Boyle  
\*Shelly Allen  
\* Deanna Villanueva-Saucedo  
\* Ben Ayers

**MEMBERS ABSENT:**

Jeffrey Crockett

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

**STAFF PRESENT:**

Nana Appiah  
Tom Ellsworth  
Lesley Davis  
\*Wahid Alam  
Rebecca Gorton

**OTHERS PRESENT:**

None

Call Meeting to Order.

Chair Astle declared a quorum present and the meeting was called to order at 4:00 pm.

1. Take action on all consent agenda items.

**Items on the Consent Agenda**

2. **Approval of minutes:** Minutes from the October 28, 2020 study session and regular meeting and November 9, 2020 Special Meeting.

- \*2-a** Vice Chair Sarkissian motioned to approve the consent agenda. The motion was seconded by Boardmember Allen.

Vote: 6-0 Approved (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Allen, Villanueva-Saucedo and Ayers

NAYS – None

Zoning Cases: ZON20-00281

## MINUTES OF THE NOVEMBER 18, 2020 PLANNING & ZONING MEETING

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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](http://www.mesaaz.gov)

## MINUTES OF THE NOVEMBER 18, 2020 PLANNING & ZONING MEETING

- \*3-a ZON20-00281 District 6.** Within the 4200 block of South Signal Butte Road (west side). Located north of Point Twenty-Two Boulevard on the west side of Signal Butte Road. (1± acres). Site Plan Review. This request will allow for the development of a car wash. Paul Devers, Cawley Architects, Inc., applicant; Evergreen-Point 22 & Signal Butte LLC, owner.

**Planner: Wahid Alam**

**Staff Recommendation: Continuance to December 16, 2020**

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

Vice Chair Sarkissian motioned to continue case ZON20-00281 to the December 16, 2020 meeting. The motion was seconded by Boardmember Allen.

Vote: 6-0 Continuance to December 16, 2020 (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Allen, Villanueva-Saucedo and Ayers

NAYS – None

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## MINUTES OF THE NOVEMBER 18, 2020 PLANNING & ZONING MEETING

- 4-a** Minor General Plan amendment repealing and replacing the existing Chapter 7: Community Character and the existing Chapter 16: Plan Implementation and Amendment in their entirety and replacing them with the exhibits attached to case no: ZON20-00735. These amendments include but are not limited to, clarifying permitted zoning districts and land uses for each character type, adding minimum primary land use and zoning districts within the community character areas, revising the definition for major and minor character area map amendments, and adding approval criteria for character area map amendments. **(Citywide)**

**Planner: Rachel Prelog**

**Staff Recommendation: Adoption**

Planning Director Nana Appiah stated staff is requesting Minor General Plan amendment repealing and replacing the existing Chapter 7: Community Character and the existing Chapter 16: Plan Implementation and Amendment in their entirety and replacing them with the exhibits attached to case no: ZON20-00735.

There was no discussion by the Board.

Boardmember Allen motioned to recommend to City Council to adopt the proposed Minor General Plan amendment repealing and replacing the existing Chapter 7: Community Character and the existing Chapter 16: Plan Implementation and Amendment in their entirety and replacing them with the exhibits attached to case no: ZON20-00735. The motion was seconded by Boardmember Boyle.

Vote: 6-0 Adoption (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Allen, Villanueva-Saucedo, and Ayers

NAYS – None

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### 5. **Adjournment.**

Boardmember Allen motioned to adjourn the meeting at 4:14 pm. The motion was seconded by Boardmember Boyle.

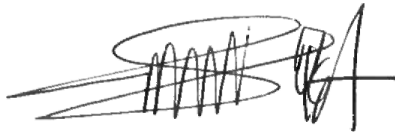
Vote: 6-0 Approved (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Allen, Villanueva-Saucedo and Ayers

NAYS – None

Respectfully submitted,

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

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Nana K. Appiah, AICP, Secretary  
Planning Director