

# Planning and Zoning Board

## *Meeting Minutes*

Held by Virtual Platform  
Date: January 13, 2021 Time: 4:00 p.m.

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Chair Dane Astle  
Jeffrey Crockett

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

**STAFF PRESENT:**

Nana Appiah  
Tom Ellsworth  
Lesley Davis  
Ryan McCann  
Kellie Rorex  
Evan Balmer  
Rebecca Gorton

**OTHERS PRESENT:**

None

Call Meeting to Order.

Vice Chair Sarkissian 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:** Consider the minutes from the December 16, 2020 study session and regular hearing.

- \*2-a** Boardmember Allen motioned to approve the minutes from the December 16, 2020 study session and regular hearing. The motion was seconded by Boardmember Villanueva-Saucedo.

Vote: 5-0 Approved (Chair Astle and Boardmember Crockett, absent)  
Upon tabulation of vote, it showed:  
AYES – Sarkissian, Boyle, Allen, Villanueva-Saucedo and Ayers  
NAYS – None

## MINUTES OF THE JANUARY 13, 2021 PLANNING & ZONING MEETING

Boardmember Allen motioned to approve the consent agenda. The motion was seconded by Boardmember Villanueva-Saucedo.

Zoning Cases: ZON20-00655, ZON20-00664, ZON20-00705 and ZON20-00609

Vote: 5-0 Approved (Chair Astle and Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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## MINUTES OF THE JANUARY 13, 2021 PLANNING & ZONING MEETING

- \*3-a ZON20-00655 District 6.** Within the 7200 to 7500 blocks of East Ray Road (south side). Located east of Power Road on the south side of Ray Road. (11.7± acres). Site Plan Review; and a Special Use Permit. This request will allow for an industrial development. Wes Balmer, Balmer Architectural Group, applicant; PHX-Mesa Gateway Airport 193 LLC, owner.

**Planner: Ryan McCann**

**Staff Recommendation: Approval with conditions**

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

Boardmember Allen motioned to approve case ZON20-00655 with conditions of approval. The motion was seconded by Boardmember Villanueva-Saucedo.

**That: The Board recommends the approval of case ZON20-00655 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review.
4. 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 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 1 miles of Phoenix-Mesa Gateway Airport.

Vote: 5-0 Approval with conditions (Chair Astle and Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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## MINUTES OF THE JANUARY 13, 2021 PLANNING & ZONING MEETING

- \*3-b ZON20-00664 District 2.** Within the 5500 block of East Baseline Road (north side). Located east of Higley Road on the north side of Baseline Road. (2± acres). Site plan Review. This request will allow for the development of medical offices. Vince Di Bella, Adaptive Architects, Inc., applicant; Kelly, Kevin, Kemp, and Judith Morris, owners.

**Planner:** Kellie Rorex

**Staff Recommendation:** Approval with conditions

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

Boardmember Allen motioned to approve case ZON20-00664 with conditions of approval. The motion was seconded by Boardmember Villanueva-Saucedo.

**That: The Board recommends the approval of case ZON20-00664 conditioned upon:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. 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 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 8 miles of Phoenix-Mesa Gateway Airport.

Vote: 5-0 Approval with conditions (Chair Astle and Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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## MINUTES OF THE JANUARY 13, 2021 PLANNING & ZONING MEETING

- \*3-c ZON20-00705 District 6.** Within the 4800 to 5000 blocks of South Ellsworth Road (west side). Located north of Ray Road and west of Ellsworth Road. (46.5± acres). Site Plan Review. This request will allow for an industrial development. Glenn Hurd, Butler Design Group, applicant; Sunbelt Land Holdings LP, owner.

**Planner:** Evan Balmer

**Staff Recommendation:** Approval with conditions

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

Boardmember Allen motioned to approve case ZON20-00705 with conditions of approval. The motion was seconded by Boardmember Villanueva-Saucedo.

**That: The Board recommends the approval of case ZON20-00705 conditioned upon:**

1. Compliance with all conditions of approval for case ZON18-00483.
2. Compliance with the final site plan submitted.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of Design Review.

Vote: 5-0 Approval with conditions (Chair Astle and Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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## MINUTES OF THE JANUARY 13, 2021 PLANNING & ZONING MEETING

- \*4-a ZON20-00609 District 1.** 731 North Alma School Road. Located north of University Drive on the east side of Alma School Road. (1.2± acres) Rezone from OC to RS-6. This request will allow for a single residence use. Randal L. Courtney, applicant; Randal L. Courtney, owner.

**Planner: Charlotte Bridges**

**Staff Recommendation: Continue to January 27, 2021**

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

Boardmember Allen motioned to continue case ZON20-00609 to the January 27, 2021 meeting. The motion was seconded by Boardmember Villanueva-Saucedo.

Vote: 5-0 Continue to January 27, 2021 (Chair Astle and Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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## MINUTES OF THE JANUARY 13, 2021 PLANNING & ZONING MEETING

### 5. **Adjournment.**

Boardmember Villanueva-Saucedo motioned to adjourn the meeting at 4:05 pm. The motion was seconded by Boardmember Allen.

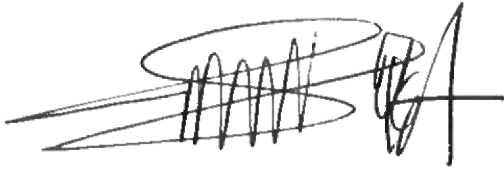
Vote: 5-0 Approved (Chair Astle and Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

AYES – 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