

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)
April 20, 2006 at 3:30 a.m.

MEMBERS PRESENT

Rich Adams, Chair
Barbara Carpenter, Vice-Chair
Alex Finter
Frank Mizner
Jared Langkilde

MEMBERS ABSENT

Ken Salas, excused
Bob Saemisch, excused

OTHERS PRESENT

John Wesley
Dorothy Chimel
Tom Ellsworth
Michael Bell
Jennifer Gniffke
Ryan Matthew
Maria Salaiz

Jim Smith
Gordon Sheffield
Krissa Hargis
Mia Lozano-Helland
Wayne Balmer
Jeff Welker
Cory Whittaker

Others

Chairman Adams declared a quorum present and the meeting was called to order at 3:30 p.m.

1. Review items on the agenda for the April 20, 2006 regular Planning & Zoning meeting.

The items on the April 20, 2006, agenda were discussed. No formal action was taken.

2. Discuss and Consider the Recommendation by the Planning and Zoning Board affirming support for the Mesa 2025 General Plan.

Boardmember Mizner moved that the Board approve the Recommendation and that the Chairman be authorized to forward it to the Mayor and City Council in an appropriate and timely manner. Boardmember Finter seconded the motion.

Boardmember Carpenter stated that after a lot of consideration and research she finds that this is an unnecessary action and would not be supporting the motion.

Vote: 4-1 with Boardmember Carpenter nay.

3. General Discussion Item: Council Use Permit for payday lenders and/or deferred presentment lenders.

Gordon Sheffield, Zoning Administrator noted the growth of the industry within the corporate limits of Mesa since this Senate Bill was passed, adding that it was a growing trend and it's hard to ignore the facts.

Boardmember Finter asked for clarification to Council's direction. Mr. Sheffield stated that Council, on a 4-3 vote, directed staff to develop an ordinance regulating payday lenders that would include a separation requirement.

Boardmember Mizner noted that there wasn't a lot of detail from Council as to how much of a distance separation or what kind of permit to require. Mr. Sheffield responded that this was the dilemma staff was facing and why there were so many options being presented.

Mr. Sheffield stated he met with the Downtown Development Committee adding that this was the first time they had reviewed this issue. He mentioned that two of the five members wanted them limited to C-3, M-1 & M-2 zoning districts, that a Council Use Permit be required with a 1,200 foot separation between like uses, require a 500 foot separation between this use and residential and also CPTED requirements. The others wanted these uses regulated as with Tattoo Parlors, Pawn Shops and Social Services facilities, with just the 1,200-foot requirement and a Council Use Permit.

Discussion ensued regarding other uses requiring a Council Use Permit and providing direction to staff. The Board concurred that a couple of Options would be presented at the May Planning & Zoning meeting for the Board to review.

The meeting adjourned at 4:00 p.m.

Respectfully submitted,

John Wesley, Secretary
Planning Director

**Audiotapes of the Planning & Zoning Study Sessions are
available in the Planning Division Office for review.**

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