

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD  
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)  
March 21, 2006 at 7:30 a.m.

MEMBERS PRESENT

Rich Adams, Chair  
Alex Finter  
Bob Saemisch  
Frank Mizner  
Jared Langkilde

MEMBERS ABSENT

Barbara Carpenter, Vice-Chair, excused  
Ken Salas, excused

OTHERS PRESENT

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

Gordon Sheffield  
Krisa Hargis  
Cory Whittaker  
Lesley Davis  
Jim Smith  
Lyle Richardson  
David Udall

Jeff Welker  
Reese Anderson  
Others

Chairman Adams declared a quorum present and the meeting was called to order at 7:30 a.m.

1. Discussion regarding residential encroachment around Williams Gateway Airport.

Chairman Adams stated that the Board had consistently and continuously supported the recommendation for the Williams Gateway Airport and what happened with zoning case Z06-03 – The 9200 to 9600 blocks of East Elliot Road (north side), was a terrible thing for the area and the potential that it holds for the City. He stated the Board could send a letter, a recommendation or a resolution to Council commenting on this particular case. Mr. Adams asked Mr. Wesley to give an overview of the zoning case.

Mr. Wesley stated that the property owners filed a legal protest, which required approval of at least six Councilmembers. Two Councilmembers voted against it so the rezoning was not approved. He stated that a plat had been submitted for that property and would be reviewed by this Board in April. He added that Council directed staff to file another rezoning request for that area, which would also be on the April's agenda.

Discussion ensued regarding how the Board should proceed. There was a consensus by the Board that Chairman Adams and Mr. Wesley would prepare a draft letter expressing the Board's support for the Mesa 2025 Plan and bring it back to the Board at their study session on Thursday, March 23, 2006 for their review and recommendation.

2. Review items on the agenda for the March 23, 2006 regular Planning & Zoning meeting.

The items on the March 23, 2006, agenda were discussed. No formal action was taken.

3. Conduct a Public Meeting on the following General Plan Amendment:

**GPMInor06-02 (District 6)** The 9600 block of East Southern Avenue (south side). Located at the southeast corner and southwest corner of South 96th Street and East Southern Avenue (23.12± ac). Minor General Plan Amendment to change the General Plan Land Use Map from Business Park (BP) to High Density Residential 10 - 15 dwelling units per acre (HDR 10 - 15). M.R. Parasher, Yale Casitas Inc., owner; Martin Hazine, HGN, applicant.  
**COMPANION CASE Z06-25.**

Chairman Adams opened the Public Meeting for the above General Plan Amendment.

Michael Bell, Planner II, gave a brief overview of the case stating that this request was to change the designation from Business Park to High Density Residential (10-15 du/ac) to allow a combination of commercial/residential development. He added that staff was recommending approval for the area north of Hampton Avenue only.

As there were no citizens present who wished to speak on this issue, Chairman Adams declared the public hearing closed at 8:35 a.m.

4. Discuss quality and content of P&Z Board minutes and provide staff with direction on possible improvements.

Chairman Adams stated that one of the Boardmembers asked that they have a discussion about the contents, thoroughness and quality of the minutes. There was a consensus by the Board that the Minutes were well done and should be made shorter. The Board also stated they were satisfied with the content, thoroughness and quality of the minutes.

The meeting adjourned at 9:45 a.m.

Respectfully submitted,

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John Wesley, Secretary  
Planning Director

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