



# Planning and Zoning Board

## *Meeting Minutes*

Held in the City of Mesa Council Chambers – Upper Level

Date: April 15, 2015 Time: 4:00 p.m.

### MEMBERS PRESENT:

Vice-Chair Suzanne Johnson  
Shelly Allen  
Lisa Hudson  
Michael Clement  
Michelle Dahlke  
Steve Ikeda

### MEMBERS ABSENT:

Chair Vince DiBella

### STAFF PRESENT:

John Wesley  
Tom Ellsworth  
Lisa Davis  
Wahid Alam  
Gordon Sheffield  
Charlotte McDermott  
Margaret Robertson  
Jill Kotsur  
Rebecca Gorton

### OTHERS PRESENT:

Richard Dyer  
Josh Merrell  
Jesse Macias  
Pat Musser  
Dan Lupien  
Others

Call Meeting to Order.

Vice Chair Johnson declared a quorum present and the meeting was called to order at 4:00 p.m. before adjournment at 5:03 PM, action was taken on the following:

- 1 Take action on all consent agenda items.

### Items on the Consent Agenda

- 2 **Approval of minutes:** Consider the minutes from the March 24 and March 25, 2015 study sessions and regular hearing.

\*2-a It was moved by Boardmember Hudson and seconded by Boardmember Ikeda to approve the minutes as written. **Vote: 6-0-0 (Chair DiBella, absent)**

It was moved by Boardmember Allen and seconded by Vice Chair Johnson that the following consent item be approved. **Vote: 6-0-0 (Chair DiBella, absent)**

Zoning Case: Z15-013

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- \*3-a      **Z15-011 (District 2)** 4418 East University Drive. Located east of the northeast corner of University Drive and Greenfield Road (0.38± acres). Site Plan Review. This request will allow for the development of a two-tenant retail building. Nicole Posten-Thompson, Associated Architects, applicant; LFLP Greenfield, LLC, owner. (PLN2015-00046)

**Summary:** This case was continued on the consent agenda and therefore was not discussed on an individual basis.

**Board Decision:** Continued to the May 20, 2015 Hearing

**Vote:** 6-0-0 (Chair DiBella, absent)

\* \* \* \* \*

**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).*

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- \*3-b. Z15-013 (District 6)** 1142 South Signal Butte Road. Located at the northwest corner of Southern Avenue and Signal Butte Road (1± acres). Site Plan Modification. This request will allow for the development of a restaurant with a drive-thru. Benjamin Njuguna Cardno Inc., applicant; FFG Development, LLC, owner. (PLN2015-00004)

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Hudson and seconded by Boardmember Ikeda

**That:** The Board recommends approval of zoning case Z15-013 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan and preliminary elevations submitted except as modified by following stipulations.
2. Compliance with all conditions of Design Review approval from case DR15-010.
3. All dead and missing landscape previously approved adjacent Signal Butte Road and Southern Avenue (Z07-047) shall be replaced. This shall be reviewed and approved through the building permit application.
4. Compliance with all City development codes and regulations.

**Vote: 6-0-0 (Chair DiBella, absent)**

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- \*4-a. Z15-012 (District 1)** 809 North Dobson Road. Located south of the Loop 202 on the east side of Dobson Road (2.44± acres). Site Plan Review and Special Use Permit. This request will allow for the development of a gas station with a convenience store. Jesse Macias, PM Design Group, applicant; CST Arizona Stations, Inc., owner. (PLN2015-00050)

**Summary:** Staff member Alam presented the case.

Mr. Jesse Macias of 1485 N. 1<sup>st</sup> Street., #100, Phoenix, AZ, 85004, is the applicant for case Z15-012. Mr. Macias presented an overview of the proposed project.

Mr. Dan Lupien of 72104 E. Royal Palm, Scottsdale is the Senior Director of Real Estate for Kimco Realty. Mr. Lupien stated that he is in support of this project and feels that the project compliments the Park.

Boardmember Clement asked for clarification of staff concern of the project. Mr. Macias stated staff is concerned with the orientation of the buildings.

Boardmember Allen inquired if staff had received response from the Police Department pertaining to the project. Staff member Alam stated that Police staff has reviewed the project and support the layout that staff has requested.

**Boardmember Allen made a motion to continue case Z15-012 to the May 20, 2015 meeting. The motion was seconded by Boardmember Ikeda.**

**Vote: 6-0-0 (Chair DiBella, absent)**

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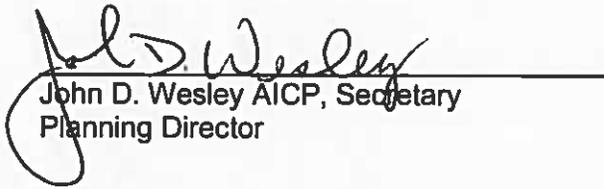
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**Other Business:**

None.

**Adjournment**

Respectfully submitted,

  
John D. Wesley AICP, Secretary  
Planning Director