

Planning and Zoning Board

Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: June 16, 2015 Time: 7:30 a.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

STAFF PRESENT:

John Wesley
Tom Ellsworth
Gordon Sheffield
Kaelee Wilson
Kim Steadman
Wahid Alam
Lisa Davis
Charlotte McDermott
Margaret Robertson
Rebecca Gorton

OTHERS PRESENT:

Mr. Peterson
Cameron Miller
Others

1. Chair DiBella declared a quorum present and the meeting was called to order at 7:30 a.m.
2. Review items on the agenda for the June 17, 2015 regular Planning and Zoning Board Hearing.

Items on the June 17, 2015 agenda were discussed. Staff member Wahid Alam reviewed case Z15-018. Mr. Alam stated staff has modified item #7 of the conditions of approval that address the requirement of a pedestrian connection. The applicant has agreed to the condition if the adjacent land owner approves.

Staff member Lisa Davis presented case Z15-020. Ms. Davis stated the applicant is requesting the elimination of stipulation #16 of the previous ordinance which requires only C2 uses on lots F and G on this site. The property is zoned LI which does not allow the development of an auto sales dealership.

Additionally, the applicant has requested the elimination of stipulation #14f which references lighting. The applicant is asking for LED lighting. The applicant is also asking for a reduction in building and landscaping setbacks.

Boardmember Ikeda confirmed that developers have attempted to eliminate these stipulation in the past for lots F and G. Mr. Ikeda stated his concern if the City reverses the stipulations.

Boardmember Allen stated her concern that residents purchased their properties knowing this requirement was in place. Ms. Allen stated that the developer is putting too much on the property and is concerned about the request for setback reductions.

Vice Chair Suzanne Johnson asked if staff discussed with the developer relocating the building and what the response was. Staff member Davis stated that the developer was working with the residents and the residents preferred the building moved to the west side.

Chair DiBella stated his concern of using the Develop Agreement to circumvent the stipulation that exists. Mr. DiBella stated this is a difficult process to work through as well as keep track of the agreement.

Planning Director John Wesley clarified that the applicant is requesting a Site Plan Review and the change to the zoning stipulations. Due to the importance of the zoning issue, staff is recommending to consider the requests separately. It is the recommendation that the Board take action on the zoning request. The Board can follow up on the Site Plan depending upon the decision on the zoning.

3. Selection of Boardmember to serve on the Phoenix-Mesa Gateway Airport Land Use Compatibility Plan Update Advisory Committee.

Boardmember Ikeda volunteered to serve on the Committee.

4. Planning Director's Updates.

4a. Status of cases previously recommended by the Board

Planning Director John Wesley updated the Board on case Z15-012, the development of a convenience store. Mr. Wesley stated the applicant has filed a formal appeal. City Council will be hearing the appeal at the July 8, 2015 meeting.

4b. Review and discuss the form, content, and quality of staff reports and make recommendations for improvements to meet Board's needs

Planning Director John Wesley asked for Board feedback on staff reports. Vice Chair Johnson stated the new system works well and likes that the minutes are included under the consent agenda. Chair DiBella explained to the Board the method that staff reports were prepared in the past. He stated that the Conditions of Approval are kept to a minimum for easier tracking.

Boardmember Allen stated that she feels the General Plan information is lengthy and would like to see more staff analysis and headings on the reports. Boardmember Dahlke stated that she likes the detailed staff analysis and the detailed General Plan information.

5. Election of Officers

Boardmember Allen made a motion to nominate Vice Chair Johnson as the Chair of the Board. The motion was seconded by Boardmember Hudson.

Vote: 7-0

Boardmember Allen made a motion to nominate Boardmember Clement as the Vice Chair. The motion was seconded by Vice Chair Johnson.

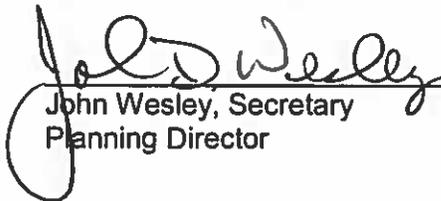
Vote: 7-0

6. Adjournment.

Chair DiBella stated that the Wednesday, June 17, 2014 Study Session will begin at 3:45 PM.

The meeting adjourned at 8:11 AM

Respectfully submitted,


John Wesley, Secretary
Planning Director

Note: *Audio recordings of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is "live broadcasted" through the City of Mesa's website at www.mesaaz.gov.*