Planning and Zoning Board

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Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: October 21, 2015 Time: 3:30 p.m.

MEMBERS PRESENT:
Chair Suzanne Johnson
Vice Chair Michael Clement
Lisa Hudson
Shelly Allen
Michelle Dahlke
Steve Ikeda
Dane Astle

MEMBERS ABSENT:

STAFF PRESENT:
John Wesley
Tom Ellsworth
Lesley Davis
Kaelee Wilson
Wahid Alam
Gordon Sheffield
Margaret Robertson
Charlotte McDermott
Kevin Myers
Rebecca Gorton

OTHERS PRESENT:
Richard Dyer
Sean Lake
Others

1. Call meeting to order.

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

2. Review items on the agenda for the October 21, 2015 regular Planning & Zoning hearing.

   Planning Director John Wesley reviewed the items on the agenda. Mr. Wesley stated that item *4-a, Z15-030 has several revisions to the stipulations. Staff member Lisa Davis reviewed the revisions for the Board. Ms. Davis stated that a Development Agreement is required. Stipulation #6 clarifies that Phase II references conformance with the Urban Form design that staff will be looking for as a guideline along Main Street.

   Mr. Wesley introduced item 6, case Z15-035. Staff member Kim Steadman presented an overview of revised conditions. Mr. Steadman stated that staff requested pedestrian connections and as part of the PAD, is requesting temporary landscaping be added during Phase 1. Vice Chair Clement requested a definition of temporary landscaping. Mr. Steadman clarified the temporary landscaping is to be provided as pedestrian

landscape which will make it a better pedestrian experience and can become a part of the design for Lot 1.

Board member Allen asked for clarification that both egress and ingress will be on Old Greenfield Road. Mr. Wesley clarified that there is not a site plan for Lot 1 and at this time lot 2 will have both egress and ingress off of Old Greenfield Road.

Planning Director John Wesley presented item 8, Z15-020. Mr. Wesley stated the final agenda reads that staff recommendation is for continuance. However, following the publishing of the agenda, the applicant requested the case be heard and the applicant has assured staff that the questions we had have been addressed. Staff is recommending the Board to hear the case. Staff member Davis stated that she has received a few more letters of opposition.

Board member Allen requested clarification from the city attorney if the original ordinance associated with the site plan have any bearing on the Board recommendation on this case. Deputy City Attorney, MaryGrace McNear stated as an advisory board, the decision being made is a recommendation only on the zoning. The site plan approval will come back to the Board, then to City Council. Chair Johnson clarified that they should not take that Ordinance in consideration. Ms. McNear stated that the request in front of them is for the removal of the two stipulations from Ordinance 3889 and the original Ordinance should be considered.

Mr. Wesley clarified Legal protest is being evaluated and will affect the Council not this Board.

There were no further updates and the Consent Agenda was finalized.

3. Adjournment.

Board member Allen made a motion to adjourn the meeting at 3:50 pm. The motion was seconded by Board member Ikeda.

Vote: 7-0

Respectfully submitted,

John Wesley, Secretary
Planning Director

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