

*Study Session Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street  
Date: February 17, 2015 Time: 7:30 a.m.

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

None.

**STAFF PRESENT:**

John Wesley  
Angelica Guevara  
Tom Ellsworth  
Lisa Davis  
Kim Steadman  
Charlotte McDermott  
Debbie Spinner  
Jill Kotsur  
Joyce Turner  
Eric Thompson  
Mike Gildenstern  
Rebecca Gorton

**OTHERS PRESENT:**

Richard Dyer  
Others

- A. Chair DiBella declared a quorum present and the meeting was called to order at 7:30 a.m.
- B. **REVIEW ITEMS ON THE AGENDA FOR THE FEBRUARY 18, 2015 REGULAR PLANNING & ZONING HEARING**

The items on the February 28, 2015 agenda were discussed. Staff member Kaelee Wilson discussed case Z15-003. The property has not been legally split from the parcel to the north which is a requirement of the conditions of approval. Property owner will be moving the trash enclosure to the north side of the property and an updated site plan will be available.

Staff member Wahid Alam presented case Z15-007, not on the Consent Agenda. Mr. Alam stated that this is a legal non-conforming social service facility. Mr. Alam stated that the neighborhood is against expansion of the facility and staff recommendation is denial.

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Boardmember Ikeda verified that the size of the vacant building is 800 sq. ft. and that the owner would like to increase to 3,000 sq. ft. Vice Chair Johnson verified that the expansion would include 15 to 21 beds and the letters presented to the Board by the applicant indicate that there will be no expansion. Boardmember Allen asked how many facilities are in the downtown area. Boardmember Ikeda stated that there are fourteen facilities. Boardmember Allen asked if the signed letters are property owners or tenants.

Gordon Sheffield, Zoning Administrator clarified the distinction between group homes for handicap, halfway centers and detox facilities. This property is a detoxification substance abuse treatment center. Mr. Sheffield presented the Board with the background of the center becoming an illegal non-conforming use facility. As an illegal non-conforming use, the facility is allowed to continue in the location however, it is not allowed expansion.

Planning Director John Wesley stated that the applicant is required to provide staff with an Operation Plan which has not been provided.

**C. TRAINING ON ELECTRONIC PACKET PROCEDURES**

Mr. Wesley introduced City Attorney Debbie Spinner who briefed the Board on the use of iPads, public records requirements and ILegislate. Ms. Spinner addressed questions from the Boardmembers at the previous meeting. Ms. Spinner asked that the Boardmember's not change their passwords and not delete any emails.

**E. PLANNING DIRECTOR'S UPDATES:**

1. Status of cases previously recommended by the Board  
None.

***The items in the Planning Director's Updates are not for Board discussion and no Board action will be taken on the updated items***

**F. Minutes – submit any corrections, additions, deletions**  
None.

**G. OTHER BUSINESS**

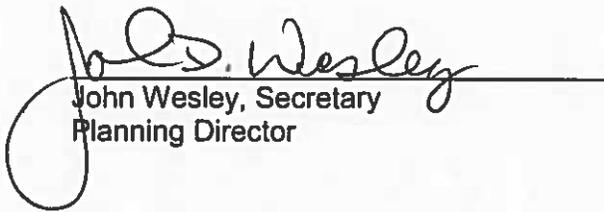
Board members were presented with an iPad and received further training on the use.

Vice-Chair Johnson stated that the Wednesday, February 18, 2015 Study Session will begin at 3:45 pm.

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The meeting adjourned at 8:51 am.

Respectfully submitted,

  
John Wesley, Secretary  
Planning Director

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