

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers

Date: December 16, 2004 Time: 4:00 p.m.

MEMBERS PRESENT

Mike Cowan, Chair
Barbara Carpenter, Vice-Chair
Pat Esparza
Alex Finter
Frank Mizner
Bob Saemisch

MEMBERS ABSENT

Rich Adams

OTHERS PRESENT

John Wesley
Dorothy Chimel
Tom Ellsworth

Ryan Heiland
Scott Langford
Liz Zeller

Jim Smith
Maria Salaiz
Lois Underdah

Chairperson Cowan declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated December 16, 2004. Before adjournment at 4:10

p.m., action was taken on the following items:

It was moved by Boardmember Mizner, seconded by Boardmember Esparza that the minutes of the November 18, 2004 meeting be approved as amended. The vote was 6-0-1 (Adams absent).

Consent Agenda Items: All items identified with an asterisk (*) were approved with one Board motion.

It was moved by Boardmember Esparza, seconded by Boardmember Carpenter that the following items: Z04-105, Z04-106, and Z04-107 be approved on consent. Vote 6-0. (Adams absent).

Zoning Cases: *Z04-105, *Z04-106, *Z04-107

MINUTES OF THE DECEMBER 16, 2004 PLANNING AND ZONING MEETING

Item: **Z04-105 (District 6)** The 1600 block of South Signal Butte Road (west side). Located south of US 60 and west of Signal Butte Road (66.7 ac.). Requesting a Council Use Permit to allow the development of a Freeway Landmark Monument sign in conjunction with the construction of group commercial center. Bojer Land/Signal Butte, owner; Diversified Partners – Elizabeth Gaston, applicant.

Comments: This item was on the consent agenda, therefore, it was not discussed individually.

It was moved by Boardmember Esparza, seconded by Boardmember Carpenter

That: The Board continue zoning case Z04-105 to the January 20, 2005 meeting.

Vote: Passed 6-0 (Adams absent).

Reason for Recommendation: The Board felt a continuance was warranted.

* * * * *

MINUTES OF THE DECEMBER 16, 2004 PLANNING AND ZONING MEETING

Item: **Z04-106 (District 5)** 2759 North Val Vista Drive. Located east of Val Vista Drive and south of McDowell Road (2.47 ac.). Rezone from R1-35 to O-S and Site Plan Review to allow for the development of office buildings. Saager Development, L.L.C., (Eric Faas) owner/applicant. Also consider the preliminary plat "Saager Office Complex."

Comments: This item was on the consent agenda, therefore, it was not discussed individually.

It was moved by Boardmember Esparza, seconded by Boardmember Carpenter

That: The Board continue zoning case Z04-106 to the January 20, 2005 meeting.

Vote: Passed 6-0 (Adams absent).

Reason for Recommendation: The Board felt a continuance was warranted.

MINUTES OF THE DECEMBER 16, 2004 PLANNING AND ZONING MEETING

Item: **Z04-107 (District 4)** 500 West Southern Avenues, Suite 33. Located west of Country Club Drive and north of Southern Avenue (3.90 ac). Council Use Permit. This request is for a modification to Ordinance #4163. Taschner Center Partners, applicant, Larry S. Lazarus, applicant.

Comments: This item was on the consent agenda, therefore, it was not discussed individually.

It was moved by Boardmember Esparza, seconded by Boardmember Carpenter

That: The Board recommend approval to the City Council of Zoning Case Z04-107 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted except as noted below.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
4. Administrative review and approval of any tenant space exterior building elevations and site landscaping improvements through Design Review Board Staff.
5. Firearms of any type will not be pawned, bought or sold at this location.
6. Adult materials will not be pawned, bought or sold at this location.

Vote: Passed 6-0 (Adams absent).

* * * * *

MINUTES OF THE DECEMBER 16, 2004 PLANNING AND ZONING MEETING

Respectfully submitted,

John Wesley, Secretary
Planning Director

LU/MS:

I:\P&Z 04\Minutes\Dec04.doc