

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD  
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)  
December 16, 2008 at 7:30 a.m.

MEMBERS PRESENT

Pat Esparza, Chair  
Frank Mizner, Vice Chair  
Randy Carter  
Beth Coons  
Scott Perkinson  
Chell Roberts

MEMBERS ABSENT

Ken Salas (excused)

OTHERS PRESENT

John Wesley  
Tom Ellsworth  
Lesley Davis  
Joe Welliver

Rob Dmohowski  
Veronica Gonzalez  
Angelica Guevara  
Debbie Archuleta

Mary Grace  
Tyler Wright  
Sharon Swanson  
Robert Pizorno  
Others

Chairperson Esparza declared a quorum present and the meeting was called to order at 7:30 a.m.

1. Review items on the agenda for the December 18, 2008 regular Planning & Zoning hearing.

The items on the December 18 2008, agenda were discussed. No formal action was taken.

2. Conduct a Public Meeting on the following General Plan Amendment:

- a. **GPMInor08-14 (District 4)** 513 South Morris Street. Located south of Broadway Road and east of Country Club Drive. General Plan Minor Amendment to change the General Plan Land Use Map from Community Commercial (CC) to Light Industrial (LI). This request will allow for industrial uses and align the land use category for the site with the zoning district. Lance Willis, Orange Street Mechanical, LLC., owner; Tyler Wright, Pew & Lake, PLC., applicant. **COMPANION CASE Z08-72.**

Chairperson Esparza opened the Public Meeting for the above General Plan Amendment.

Boardmember Carter declared a potential conflict of interest and recused himself from Board deliberations.

Joe Welliver explained the project. Mr. Welliver explained that the use currently exists and

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this would bring the site into conformance. No one was present at the neighborhood meeting; however, the applicant was contacted by a neighbor who was in support of the zoning change.

Boardmember Frank Mizner asked staff to provide a map showing the general plan change.

Boardmember Scott Perkinson confirmed the neighbor in support may possibly want to rezone to industrial. He wondered if this would be a trend for the area.

As there were no citizens present who wished to speak on this issue, Chairperson Esparza declared the public meeting closed.

- b. **GPMInor08-15 (District 2)** The 1000 to 1100 blocks of North Stapley Drive (east side). Located south of Brown Road and east of Stapley Drive. (1.15± ac.). General Plan Minor Amendment to change the General Plan Land Use Map from Medium Density Residential 2-4 (MDR 2-4) to Office (O). This request will allow for commercial uses and align the land use category for this site with the zoning district. Chad Rogers, owner; Dan Brock – Brock, Craig and Thacker Architects, applicant. **COMPANION CASE Z08-73.**

Chairperson Esparza opened the Public Meeting for the above General Plan Amendment.

Sharon Swanson, 1036 N Diane, spoke concerning the case. Ms. Swanson stated flooding along Stapley had been an issue. She was also concerned with the amount of parking. She stated that at the neighborhood meeting the applicants stated the project would be phased. She was concerned there might be a second floor addition.

Veronica Gonzalez, explained the site is currently a single family home. The homeowner is the applicant for this project. She stated the applicant was proposing to phase the project' however, there were no second floor additions shown. Ms. Gonzalez stated the grade change and retaining wall were part of the SCIP for the project.

Boardmember Coons stated she was familiar with the flooding problem along Stapley, and was concerned with how that would be addressed. Ms. Gonzalez stated the information from the Civil Engineering stated the site would not impact the properties to the east. The Civil Engineering had not given any information regarding the properties to the north.

Boardmember Mizner explained to the neighbor that no action was being taken at this meeting. The case would be discussed again at the December 18, 2008 meeting.

Boardmember Carter was comfortable with the drainage plan. He confirmed the SCIP would address the change in grade between this site and the adjacent property, and the height of the retaining wall.

Boardmember Roberts confirmed the proposal was not for two-story buildings.

MS:

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Boardmember Carter suggested a condition that any two-story addition be required to come back through the Planning and Zoning for review and approval.

2. Consider and give direction on moving meeting dates to Tuesday's or Wednesday's

Planning Director John Wesley explained that City Management is proposing four day work weeks starting in February. Due to that change he was proposing moving the Planning and Zoning Board meetings to the third Wednesday of the month rather than Thursday. The study sessions would remain the Tuesday prior to the meeting.

The Board agreed it would be better to have the meeting on Wednesday so that the offices would be open the day after the meeting, rather than having to wait until the following Monday for anyone who had questions regarding the meeting.

3. Planning Director's Updates:

- a. Changes to the Planning Division as a result of budget reductions.

Planning Director John Wesley explained the staff reductions for the Planning Division. He explained there would be seven staff members and two Planning Assistants to staff all of the Boards.

Boardmember Carter confirmed with Mr. Wesley that the Mayor is looking at combining Boards. Mr. Wesley stated the earliest that could happen would be April.

4. Minutes – submit any corrections, additions, deletions.

None submitted.

The meeting adjourned at 8:11 a.m.

Respectfully submitted,

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John Wesley, Secretary  
Planning Director

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