

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers

Date August 15, 2002 Time 4:00 p.m.

MEMBERS PRESENT

Marty Whalen, Chair
Dan Brock, Vice-Chair
Pat Esparza
Rich Adams

MEMBERS ABSENT

Mike Cowan (excused)
Lynda Bailey (excused)
Barbara Carpenter (excused)

OTHERS PRESENT

Frank Mizner
Dorothy Chimel
Ryan Heiland
Lois Underdah
Maria Salaiz

Chair Whalen declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated August 15, 2002. Before adjournment at 4:05 p.m., action was taken on the following items:

The minutes of the July 18, 2002 meeting will be included with the August 15, 2002 minutes for approval at the September meeting.

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

It was moved by Boardmember Brock, seconded by Boardmember Esparza that the consent items be approved. Vote 4-0.

Zoning Cases: *Z02-29, *Z02-30, *Z02-31

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Item: **Z02-29** 1600 block of North Center Street (west side) (.7+/- acre). Modification of the ordinance for zoning case Z87-18. Deletion of an Ordinance stipulation. Centerpoint HOA and City of Mesa, owners; Centerpoint HOA c/o Brandy Baughman, applicant.

Comments: It was moved by Boardmember Brock, seconded by Boardmember Esparza that the consent items be approved. Vote 4-0.

It was moved by Boardmember Brock, seconded by Boardmember Esparza

That: The Board recommends to the City Council approval of zoning case Z02-29 conditioned upon:

1. Compliance with the basic development as shown on the site plan and preliminary plat of zoning case Z87-18.
2. Compliance with the "Centerpoint" recorded plat.
3. Transfer ownership title of Tract A to the City of Mesa.

Vote: Passed 4-0

Reason for Recommendation: The Board agreed with staff's recommendation and felt this action was justified.

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Item: **Z02-30** 361 South Lindsay Road, Suite 3 (2,200 s.f. +/-). Council Use Permit. This request is to seek approval for a pawn shop in a commercial zoning district. Najah Gasso, ASN, Inc., owner; Kay Driver, Two Feathers Pawn and Gun, applicant.

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

It was moved by Boardmember Brock, seconded by Boardmember Esparza

That: The Board recommends to the City Council approval of zoning case Z02-30 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, except as noted below.
2. Compliance with all City Codes and regulations, including Chapter 2-7 regarding a Pawn Brokers License.

Vote: Passed 4-0

Reason for Recommendation: The Board felt this use was compatible with surrounding developments in an existing retail center and in conformance with both General Plans.

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Item: **Z02-31** The southeast corner of Baseline Road and Roslyn (1.1 ac). Site Plan Modification. This case involves the development of multi-tenant retail. Joseph C. Cattaneo, owner; Kristjan Sigurdsson, K&I Architects Interiors, LLC, applicant.

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

It was moved by Boardmember Brock, seconded by Boardmember Esparza

That: The Board continued zoning case Z02-31 to the September 19, 2002 meeting.

Vote: Passed 4-0

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

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Respectfully submitted,

Frank Mizner, Secretary
Planning Director

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