

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: August 18, 2015 Time: 7:30 a.m.

MEMBERS PRESENT:

Chair Suzanne Johnson
Shelly Allen
Steve Ikeda
Dane Astle

MEMBERS ABSENT:

Vice Chair Michael Clement
Lisa Hudson
Michelle Dahlke

STAFF PRESENT:

John Wesley
Gordon Sheffield
Tom Ellsworth
Lesley Davis
Kim Steadman
Lisa Davis
Charlotte McDermott
Margaret Robertson
Rebecca Gorton

OTHERS PRESENT:

Richard Dyer
Others

1. Chair Johnson declared a quorum present and the meeting was called to order at 7:30 a.m.
2. Review items on the agenda for the August 19, 2015 regular Planning and Zoning Board Hearing.

Items on the August 19, 2015 agenda were discussed. Planning Director John Wesley affirmed case Z15-020 will be continued to the October 21, 2015 hearing. Mr. Wesley stated that staff is recommending continuance for item *3-b, case Z15-027. Staff is working with the applicant to clarify more detail to the submitted site plan. The Design Review Board has reviewed the elevations and stated the buildings are not up to par with other buildings in the area. If the Board feels comfortable that these details can be worked out with staff, Board can list stipulations which would be used for approval of the Site Plan and Special Use Permit.

Staff member Tom Ellsworth discussed item *3-c, case Z15-028. Mr. Ellsworth reviewed the proposed use of each building. Boardmember Allen stated that she would like to remove the case off of consent to allow further discussion. Ms. Allen stated there is more work to be done with the design. Boardmember Allen inquired if the existing two billboards on site will be removed. Mr. Ellsworth stated that the billboards will not be removed immediately, but will overtime.

Staff member Kim Steadman reviewed item *4-a, case Z15-025. Mr. Steadman stated that the applicant desires to intensify the use in several areas. This request does comply with the General Plan. The Board will be approving the site plan and the applicant will return to the Design Review as each area is developed. Staff can work with the applicant for approval of slight modifications. Any larger changes will need to return to the Planning and Zoning Board for Site Plan Modification.

Boardmember Astle inquired if there are residential connections from the multi-family to the existing residential. Mr. Steadman stated there is a circulation plan on the map that identifies two pedestrian paths.

Boardmember Ikeda inquired if Fire will have access to the back corner for emergencies. Staff member Steadman responded that each department has been presented with a review and Fire had no concerns. Mr. Steadman received one request from a surrounding resident concerned about added traffic. Staff discussed their concern with the Transportation Department which had no concerns.

3. Planning Director's Updates.

Mr. Wesley updated the Board with the status of the open position in the Planning Department.

4. Review and discuss proposed zoning ordinance amendments to Section 11-7-2 regarding permitted land uses to allow banquet and conference centers in industrial and employment districts.

Gordon Sheffield, Zoning Administrator presented the Board with the proposed amendment to Section 11-7-2.

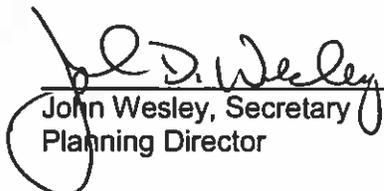
5. Other business.

6. Adjournment.

Boardmember Allen made a motion to adjourn the meeting at 8:02 am. The motion was seconded by Boardmember Astle.

Vote: 4-0 (Vice Chair Clement, Boardmember Hudson and Boardmember Dahlke, absent)

Respectfully submitted,



John Wesley, Secretary
Planning Director

Note: Audio recordings of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is "live broadcasted" through the City of Mesa's website at www.mesaaz.gov.