

Planning and Zoning Board

Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: November 17, 2015 Time: 7:30 a.m.

MEMBERS PRESENT:

Chair Suzanne Johnson
Vice Chair Michael Clement
Lisa Hudson
Shelly Allen
Steve Ikeda

MEMBERS ABSENT:

Michelle Dahlke
Dane Astle

STAFF PRESENT:

John Wesley
Andrew Spurgin
Lesley Davis
Wahid Alam
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 7:35 a.m.
2. Review items on the agenda for the November 18, 2015 regular Planning and Zoning Board Hearing.

Boardmember Allen requested the following changes be made to page 16 of the October 21, 2015 hearing minutes to read as; Ms. Allen feels ***that there is a mistrust of government*** and cannot ***support the*** vote to change a promise which was made in the past and wants the ordinance to remain in effect.

Items on the November 18, 2015 agenda were discussed. Staff member Wahid Alam discussed item *3-a, case Z15-042. Mr. Alam responded to Chair Johnson's question if the comments from the Mesa Grande were incorporated into the conditions of approval. Mr. Alam stated that he discussed the conditions with the representatives of Mesa Grande and they were satisfied with the conditions.

Item *4-c, case Z15-03 was presented by staff member Lesley Davis. Ms. Davis stated the development will have a private drive which will be wide enough to accommodate parking on both sides of the street. The applicant is proposing craftsman style homes, and will work through the Planning Director for minor design modifications. A concern of the neighborhood was of the amount of 2-story homes and suggested the removal of one lot.

Staff member Kim Steadman reviewed item *4-d, Z15-039. Mr. Steadman stated the development complies with connectivity of the commercial center. Boardmember Ikeda asked if there was consideration of a traffic signal on Jacinto and Mr. Steadman responded that those questions were raised in the neighborhood meeting. The offsite issue is not part of the rezoning and would be worked through Transportation Department.

Item *4-e, Z15-040 is a request for an ID2 for a mini-storage. Staff member Wahid Alam presented an overview to the Board. Boardmember Allen asked if an Infill Development is the appropriate district for a mini storage and does not see that this enhances the neighborhood. Planning Director, John Wesley, stated for years this site has been zoned commercial without development and this presents an opportunity to development the site. The ID district is an alternative to make the outdoor storage and U-Haul rental work.

Item *4-f, Z15-041, was reviewed by staff member Kim Steadman. Mr. Steadman stated the applicant is proposing a convention center/banquet use to be a wedding venue to include outdoor events. This use is allowed in the OC district, however the use restricts events to be indoor. The applicant will be requesting a SUP by the Board of Adjustment for the use of outdoor events. Mr. Steadman stated staff has been contacted by a neighbor requesting an easement to access the existing irrigation standpipe which is included in the conditions of approval. Staff has received two additional emails from surrounding neighbors stating their concern about the current and future use of the property.

3. Planning Director's Updates.

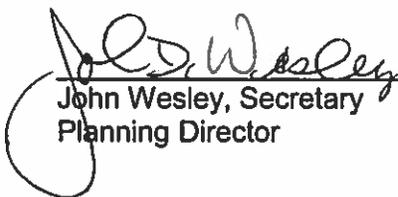
John Wesley stated that the Southern and Sossaman development was approved by Council. Mr. Wesley informed the Board that Council has not heard the case for Lots F and G as they are still working out details. Boardmember Allen requested to be notified when the date is confirmed so that she can attend the Council meeting.

4. Adjournment.

Boardmember Ikeda made a motion to adjourn the meeting at 8:17 am. The motion was seconded by Boardmember Allen.

Vote: 5-0 (Boardmember Dahlke and Boardmember Astle, 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.