



Planning and Zoning Board

Minutes

Held in the City of Mesa Council Chambers

Date: February 19, 2014 Time: 4:00 p.m.

MEMBERS PRESENT:

Randy Carter, Chair
Beth Coons, Vice-Chair
Brad Arnett
Vince DiBella

STAFF PRESENT:

John Wesley
Jason Sanks
Kim Steadman
Lesley Davis
Angelica Guevara
Wahid Alam
Gordon Sheffield
Julia Kerran
Michael Gildenstern

MEMBERS ABSENT:

Suzanne Johnson
Lisa Hudson
Michael Clement
(Except for Consent Agenda and
Z14-006, Z14-011, Z14-008, Farnsworth
Pre-Plat)

OTHERS PRESENT:

See Pages 23-26

Chair Carter declared a quorum present and the meeting was called to order at 4:17 p.m. Before adjournment at 7:39 p.m., action was taken on the following:

It was moved by Boardmember Coons, seconded by Boardmember Arnett that the minutes of the January 14, 2014 study sessions be approved as submitted. Vote 4-0-1 (Boardmember DiBella abstained)

It was moved by Boardmember Arnett, seconded by Boardmember Coons that the minutes of the January 15, 2014 regular meeting be approved as submitted. Vote: 5-0

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

It was moved by Boardmember Arnett, seconded by Boardmember DiBella that the consent items be approved. Vote: 5-0

Zoning Cases: Z14-007, Z14-009, Z14-003, Z14-013

Preliminary Plats: 3FOUR5 Villas, Mission Heights, Pacific Proving Grounds North (PPGN) DU2 Phase 1, Parcel at Mountain Bridge

MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

***Item:** **Z14-007 (District 1)** 860 North Riverview. Located west of Dobson Road and north of Rio Salado Parkway. (8.4± acres). Site Plan Review. This request will allow the development of a hotel and retail uses.

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Arnett, seconded by Boardmember DiBella

That: The Board approves of zoning case Z14-007 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted.
2. All the future commercial development (Wrigleyville West, Riverview Park, NE Baseball Quads) consistent with the intent of Z11-026 (PAD Design Guidelines) will require separate site plan review and approval by the Planning and Zoning Board.
3. Compliance with all requirements of the Design Review approval.
4. Compliance with all City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.)
5. Compliance with all requirements of the Development and Sustainability Department.

Vote: **Passed (5-0) (Absent: Boardmembers Hudson & Johnson)**

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MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

Item: **Z14-008 (District 1)** 1948 East McKellips Road. Located west of Gilbert Road on the north side of McKellips Road. (0.93± acres). This request will allow the redevelopment of drive-thru restaurant.

Summary: Staff Member Wahid Alam gave a short presentation on the case. Mr. Alam stated that the new restaurant will be constructed within all City development codes and regulations.

Dan Taylor, of 2112 North Ashbrook, was in attendance to speak in opposition. Mr. Taylor expressed his concerns regarding the location of the 24 hour drive thru because of its close proximity to the intersection on McKellips and Gilbert, citing possible circulation and safety issues.

Susan Brenton, of 2150 North Gilbert #116, was also in attendance to speak in favor of the new restaurant, because she feels there are limited dining options in the area.

The applicant, Steven Earl, stated that the various pad configurations and circulation patterns were studied before finally determining the proposed site plan. Mr. Earl feels that all vehicular safety issues have been addressed but he would be open to the city putting in a median on McKellips Road if it was deemed necessary for safety.

It was moved by Boardmember Arnett, seconded by Boardmember Coons

That: The Board approves of zoning case Z14-008 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted except modified by the following conditions.
2. Compliance with all requirements of both Design Review (DR14-004) and future Board of Adjustment approvals.
3. Compliance with all City development codes and regulations.
4. Compliance with Section 11-31-18 B of the Zoning Ordinance to provide a 2-foot foundation base along exterior building where adjacent to drive-thru lane or approval of a deviation through the Substantial Conformance Improvement Permit.
5. Extend the sidewalk along the driveway access to the west of the building to connect with the sidewalk on McKellips and the public entry facing north.
6. Provide enhanced material such as pavers or stamped concrete for crosswalks.
7. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.

Vote: **Passed (5-0) (Absent: Boardmembers Hudson & Johnson)**

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MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

***Item:** **Z14-009 (District 2)** 5215 East Southern Ave. Located east of Higley Road on the south side of Southern Avenue. (.99± acres). This request will allow the construction of a multi-tenant retail building with a drive-through window.

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Brad Arnett, seconded by Boardmember DiBella.

That: The Board approves of zoning case Z14-009 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted.
2. Compliance with all Design Review requirements of DR14-003.
3. Compliance with all City development codes and regulations

Vote: **Passed (5-0) (Absent: Boardmembers Hudson & Johnson)**

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MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

Item: **Z14-011 (District 3)** Located at the northwest corner of Dobson Road and Broadway Road. (2.14± acres). Site Plan Review and Special Use Permit to allow a vehicle service station. This request will allow the development of a retail store and vehicle service station.

Summary: Staff Member Jason Sanks gave a short presentation on the case.

Mr. Kris Brimhall, of 2251 West Concho Circle, was in attendance to speak on the case. Mr. Brimhall expressed his concern that the existing QuikTrip will become a vacant blighted building and a new QuikTrip closer to two existing Circle Ks will put the Circle Ks out of business and create another potential vacant blighted property.

Mrs. Jaylene Bruce, of 2252 West De Palma Circle, was in attendance to speak on the case. Mrs. Bruce also expressed concern in that the QuikTrip relocation would create another vacant building on Broadway, which already has numerous vacant structures.

The applicant, Charles Huellmantel, stated that the decommissioning of the existing QuikTrip will include the pump island canopies and the underground storage tanks would be removed.

It was moved by Boardmember DiBella, seconded by Boardmember Arnett

That: The Board approves of zoning case Z14-011 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan, and building elevations except as otherwise conditioned.
2. Compliance with all requirements of Design Review approval.
3. Compliance with all City development codes and regulations.
4. Signs (detached and attached) require separate approval and permit for locations, size, and quantity.

Vote: **Passed (5-0) (Absent: Boardmembers Hudson & Johnson)**

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MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

***Item:** **Z14-003 (District 4)** 345 South Shouse Street. Located west of the northwest corner of Broadway Road and Gilbert Road. (1± acre). Rezone from RM-3 to RM-3-BIZ and Site Plan Modification. This request will allow for the development of a multi-residence townhome development.

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Brad Arnett, seconded by Boardmember DiBella

That: The Board approves of zoning case Z14-003 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted.
2. The pre-cast concrete insulated sandwich construction system of the buildings provides the increased quality that meets the BIZ criteria. Any modification to the type of construction will require administrative review to determine if it can meet the same criteria.
3. Compliance with City of Mesa Engineering requirements for acceptance of underground retention.
4. Compliance with requirements for undergrounding of electrical lines, or the conditions of a waiver of those requirements. To be established prior to submission for a building permit.
5. Compliance with all requirements of the Design Review.
6. Compliance with all City development codes and regulations.

Vote: Passed (5-0) (Absent: Boardmembers Hudson & Johnson)

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MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

Item: **Z14-006 (District 2)** 5656 East Albany Street (north side). Located north and east of North 56th Street and East Main Street. (32± acres). Rezone from RS-9 AS to RSL2.5 PAD. This request will allow the development of a single-residence subdivision.

Summary: Staff Member Lesley Davis gave a short presentation of the case.

Wayne Long, of 5835 E. Anaheim, Jim Doherty of 6158 6158 East Beech Street, Donna Kunkel of 5452 East Boise Street, Thomas R. Heistad, of 5711 East Des Moines; Joyce Grafton, of 5509 East Covina and Thelma Emmons of 5514 East Casper; were in opposition to the case. Their concern was in regards to 55+ age related issue and the safety and appropriateness of mixing young families with an existing senior population. Their preference was to retain an exclusively 55+ population in the immediate area.

Pete Knutsen of 313 North 57th Place, Jackie Young of 320 North 55th Place and Rick Holly of 325 North 58th St were all in attendance to speak in opposition to the case. They were concerned about additional traffic that would be created with the new development. Jackie Young also was concerned with Dreamland Villa losing the 55+ Overlay.

Carol Cooper of 318 North 61st Way and James Gilbert of 5851 East Anaheim, in opposition, they expressed their concern over the zoning density increase.

William R. Bodzioch of 6224 East Billings Street, in opposition, felt that there was not proper notification given within the immediate area to announce the rezone.

Darrell Walklin, of 5918 East Colby, in opposition, inquired if an environmental impact report had been done.

Sandra Eiker, of 5474 East Billings Street, stated that the differences between city and county land uses were incompatible. Ms., Eiker also expressed concerns with extra traffic, flooding and crime.

On behalf of the applicant, Ralph Pew addressed the traffic circulation issues, the potential flooding issues, how the public open space was being incorporated and how the proper notification radius had been met.

It was moved by Boardmember Arnett, seconded by Boardmember Clement

That: The Board approves of zoning case Z14-006 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape exhibits and preliminary plat submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with the Residential Development Guidelines as well as the building form standards established in the City of Mesa Zoning Ordinance.
3. No two identical elevations are permitted on adjacent lots or on lots across from each other,

MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

and no more than two identical elevations with different exterior colors are permitted within a cluster of lots adjacent within each courtyard.

4. Residential product to be reviewed by the Design Review Board with final approval by the Planning Director.
5. Provide textured/decorative sidewalk surfaces to each of the courtyards. Details to be approved by Planning Division staff.
6. Compliance with all City development codes and regulations.
7. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request of dedication whichever comes first.
8. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in phases as approved by the City of Mesa.
9. Compliance with all requirements of the Subdivision Technical Review Committee.
10. Compliance with all requirements of the City of Mesa Terms and Conditions for the Sale of Utilities as administered by the Water Resources Department.
11. Compliance with all requirements of the current City of Mesa Engineering and Design Standards Manual.
12. Owner shall grant an Avigation Easement and Release to the City, pertaining to Falcon Field Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
13. Written notice be provided to future residents, and acknowledgment received that the project is within 3 mile(s) of Falcon Field Airport.
14. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction as required by Code.
15. View fences shall comply with the City of Mesa pool fence barrier regulations.
16. Design courtyards such that there is some variation in the type of courtyard sidewalk hardscape and landscape throughout the development to provide transition from the common sidewalk to each courtyard.
17. Provide decorative asphalt at each street entrance from Albany, which is to be maintained by the Home Owner's Association. Details to be approved by the Transportation Department.
18. Provide dusk to dawn garage lights and porch lights within each cluster.
19. Utilize a speed table at the mid-point of each north-south street and relocate any designated parking spaces within the sight triangle associated with that speed table.

Vote: Passed (3-1-1) nay Boardmember Di Bella, abstain Vice Chair Coons (Absent: Boardmembers Hudson & Johnson)

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MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

***Item:** **Z14-013 (District 6).** The 8600 block of East Desert Lane (south side) and the 8600 block of East Medina Avenue (north side). Located east of Hawes Road and south of Baseline Road. (7.2± acres). Rezone from AG to RSL-4.5 PAD.

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Arnett, seconded by Boardmember DiBella.

That: The Board approves of zoning case Z14-013 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape exhibits and preliminary plat submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with the Residential Development Guidelines as well as the building form standards established in the City of Mesa Zoning Ordinance.
3. No two identical elevations are permitted on adjacent lots or on lots across from each other.
4. Provide additional detailing/revisions to the elevations to increase the quality of the development. Residential product to be reviewed and approved administratively by the Planning Director.
5. Compliance with all City development codes and regulations.
6. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request of dedication whoever comes first.
7. All street improvements, street frontage landscaping, and perimeter theme walls to be installed with the first phase of development.
8. Compliance with all requirements of the Subdivision Technical Review Committee.
9. Compliance with all requirements of the current City of Mesa Engineering and Design Standards Manual.
10. Owner shall grant an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
11. Written notice be provided to future residents, and acknowledgment received that the project is within 4 miles of Phoenix-Mesa Gateway Airport.
12. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction as required by Code.
13. View fences shall comply with the City of Mesa pool fence barrier regulations.

Vote: Passed (5-0) (Absent: Boardmembers Hudson & Johnson)

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MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

Item: ***GPMInor14-003 (District 5) 529 South Hawes Road. . Located south of Broadway Road on the east side of Hawes Road. (3.4± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from MDR 6-10 to MDR 10-15. This request will allow the development of townhomes.***

Summary: Staff member Jason Sanks gave a short presentation of the case. Mr. Sanks stated that the proposed Minor General Plan Amendment is acceptable within the existing Mesa 2025 General Plan Land Use Designation.

It was moved by Boardmember Coons, seconded by Boardmember DiBella.

That: The Board approves of zoning case GPMInor14-003 conditioned upon:

1. Compliance with the basic development as described in the project narrative, Preliminary Plat, and landscape plans provided.
2. Full compliance with all City development codes and regulations
3. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
4. All offsite street improvements and street frontage landscaping to be installed in the first phase of construction unless otherwise approved by the City of Mesa.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. Compliance with the Residential Development Design Guidelines.
7. View fences shall comply with the City of Mesa pool fence barrier regulations.

Vote: **Passed (5-0) (Absent: Boardmembers Hudson & Johnson)**

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MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

Item: **Z14-010 (District 5)** 529 South Hawes Road. Located south of Broadway Road on the east side of Hawes Road. (3.4± acres). Rezoning from RM3-PAD to RM3-PAD and Site Plan Modification. This request will allow the modification of the proposed residential development and the associated PAD Ordinance.

Summary: Staff member Jason Sanks gave a short presentation of the case. Mr. Sanks stated that the proposed Minor General Plan Amendment is acceptable within the existing Mesa 2025 General Plan Land Use Designation.

It was moved by Boardmember DiBella, seconded by Boardmember Coons.

That: The Board approves of zoning case Z14-010 conditioned upon:

1. Compliance with the basic development as described in the project narrative, Preliminary Plat, and landscape plans provided.
2. Full compliance with all City development codes and regulations
3. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
4. All offsite street improvements and street frontage landscaping to be installed in the first phase of construction unless otherwise approved by the City of Mesa.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. Compliance with the Residential Development Design Guidelines.
7. View fences shall comply with the City of Mesa pool fence barrier regulations.

Vote: **Passed (4-0) (Absent: Boardmembers Clement, Hudson & Johnson)**

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MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

Item: **GPMInor14-004 (District 2)** 6350 East Main Street. Located east of Recker Road on the north side of Main Street. (0.63± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from CC to MUR. This request will allow the redevelopment of a commercial building.

Summary: Staff member Jason Sanks gave a short presentation of the case. Mr. Sanks stated that the proposed Minor General Plan Amendment is compatible with the existing Mesa 2025 General Plan Land Use Designation.

Roger Walklin of 6522 East Albany, Vernon Bengtson Jr., of 6345 East Akron Street, Steve Gettler, of 6449 East Albany Street, Beth Hall, P.O. Box 20935 and Shirley Coyle, of 6429 East Albany Street, in opposition, expressed their concerns on the rezone and the intended use. Their views were that the site should host a more appropriate use for the surrounding community.

Bryce Tieman, of 6421 East Boise Street was in, opposition, expressed his concern that the rezone may bring about an increase in crime.

The applicant, Lindsay Shube, addressed the residents' concerns and spoke on the underutilized plaza in its existing zoning category and spoke of a refreshed commercial potential if the property were to be rezoned.

It was moved by Boardmember Brad Arnett, seconded by Boardmember Coons.

That: The Board approves of zoning case GPMInor14-004 conditioned upon:

1. Compliance with the basic development as described in the project narrative and site plan provided.
2. Full compliance with all City development codes and regulations.
3. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit as part of the future phase(s) or at the time of recordation of the subdivision plat of the future phases(s), or at the time of the City's request for dedication as depicted on the phasing plan, whichever comes first.
4. Landscaping and offsite street improvements will be completed in phase 1 as described in the project narrative. offsite street improvements and additional street frontage landscaping to be installed in the future phase(s) as described in the project narrative and depicted on the site plan first phase of construction unless otherwise approved by the City of Mesa.

Vote: Passed (4-0) (Absent: Boardmembers Clement, Hudson & Johnson)

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MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

Item: **Z14-012 (District 2)** 6350 East Main Street. Located east of Recker Road on the north side of Main Street. (0.63± acres). Rezone from LC to LI-BIZ. This request will allow the redevelopment of a commercial building.

Summary: Staff member Jason Sanks gave a short presentation of the case. Mr. Sanks stated that the proposed Minor General Plan Amendment is compatible with the existing Mesa 2025 General Plan Land Use Designation.

Roger Walklin of 6522 East Albany, Vernon Bengtson Jr., of 6345 East Akron Street, Steve Gettler, of 6449 East Albany Street, Beth Hall, P.O. Box 20935 and Shirley Coyle, of 6429 East Albany Street, in opposition, expressed their concerns on the rezone and the intended use. Their views were that the site should host a more appropriate use for the surrounding community.

Bryce Tieman, of 6421 East Boise Street was in, opposition, expressed his concern that the rezone may bring about an increase in crime.

The applicant, Lindsay Shube, addressed the residents' concerns and spoke on the underutilized plaza in its existing zoning category and spoke of a refreshed commercial potential if the property were to be rezoned.

It was moved by Boardmember Brad Arnett, seconded by Boardmember Coons.

That: The Board approves of zoning case Z14-012 conditioned upon:

1. Compliance with the basic development as described in the project narrative and site plan provided.
2. Full compliance with all City development codes and regulations.
3. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit as part of the future phase(s) or at the time of recordation of the subdivision plat of the future phases(s), as depicted on the phasing plan, whichever comes first.
4. Landscaping and offsite street improvements will be completed in Phase 1 as described in the project narrative. Offsite street improvements and additional street frontage landscaping to be installed in the future phase(s) as described in the project narrative and depicted on the site plan.
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Vote: Passed (4-0) (Absent: Boardmembers Clement, Hudson & Johnson)

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MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

F. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING CODE AMENDMENTS:

- Item:** **1. Revisions related to the general topic of “Tattoo Parlors and Body Piercing Salons:”**
- a. Amending Sections 11-6-2, 11-7-2, 11-8-2, 11-58-3, 11-58-7, 11-58-9 and 11-58-10 with regard to the listing tattoo parlors and body piercing salons as a permitted activity or land use in Commercial, Industrial and Downtown Business zoning districts, and in the T4MS, T5MSF and T5MS Form-based Code Transects.
 - b. Deleting Section 11-31-28, which regards separation requirements for the location of tattoo parlors and body piercing salons, and review criteria for the evaluation of Council Use Permits for tattoo parlors.

Summary: Zoning Administrator Gordon Sheffield gave a short presentation on a code amendment that would allow tattoo parlors and body piercing salons by right and to be viewed as any other legal business. This would delete Section 11-31-28 in the Code which regards separation requirements and review criteria for Council Use Permits for tattoo parlors.

Vote: **Passed (3-1-1) (Nay Boardmember Arnett, absent Boardmembers Clement, Hudson and Johnson)**

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MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

***Item:** **3FOUR5 Villas (District 4) 345 South Shouse Street. Located west of the northwest corner of Broadway Road and Gilbert Road. (1 ± acre). This request will allow the development of a multi-residence townhome development.**

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Arnett, and seconded by Boardmember DiBella

That:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted.
2. The pre-cast concrete insulated sandwich construction system of the buildings provides the increased quality that meets the BIZ criteria. Any modification to the type of construction will require administrative review to determine if it can meet the same criteria.
3. Compliance with City of Mesa Engineering requirements for acceptance of underground retention.
4. Compliance with requirements for undergrounding of electrical lines, or the conditions of a waiver of those requirements. To be established prior to submission for a building permit.
5. Compliance with all requirements of the Design Review.
6. Compliance with all City development codes and regulations.

Vote: Passed (5-0) (Absent: Boardmembers Hudson & Johnson)

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MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

Item: **Farnsworth (District 2) 5656 East Albany Street (north side). Located north and east of North 56th Street and East Main Street. (32± acres). This request will allow the development of a single-residence subdivision.**

Summary: Staff Member Lesley Davis gave a short presentation of the case.

Wayne Long, of 5835 E. Anaheim, Jim Doherty of 6158 6158 East Beech Street, Donna Kunkel of 5452 East Boise Street, Thomas R. Heistad, of 5711 East Des Moines; Joyce Grafton, of 5509 East Covina and Thelma Emmons of 5514 East Casper; were in opposition to the case. Their concern was in regards to 55+ age related issue and the safety and appropriateness of mixing young families with an existing senior population. Their preference was to retain an exclusively 55+ population in the immediate area.

Pete Knutsen of 313 North 57th Place, Jackie Young of 320 North 55th Place and Rick Holly of 325 North 58th St were all in attendance to speak in opposition to the case. They were concerned about additional traffic that would be created with the new development. Jackie Young also was concerned with Dreamland Villa losing the 55+ Overlay.

Carol Cooper of 318 North 61st Way and James Gilbert of 5851 East Anaheim, in opposition, they expressed their concern over the zoning density increase.

William R. Bodzioch of 6224 East Billings Street, in opposition, felt that there was not proper notification given within the immediate area to announce the rezone.

Darrell Walklin, of 5918 East Colby was in opposition inquired if an environmental impact report had been done.

Sandra Eiker, of 5474 East Billings Street, stated that the differences between city and county land uses were incompatible. Ms., Eiker also expressed concerns with extra traffic, flooding and crime.

On behalf of the applicant, Ralph Pew addressed the traffic circulation issues, the potential flooding issues, how the public open space was being incorporated and how the proper notification radius had been met.

It was moved by Boardmember Arnett, seconded by Boardmember Clement

That: The Board approves of zoning case Z14-006 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape exhibits and preliminary plat submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with the Residential Development Guidelines as well as the building form standards established in the City of Mesa Zoning Ordinance.

MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

3. No two identical elevations are permitted on adjacent lots or on lots across from each other, and no more than two identical elevations with different exterior colors are permitted within a cluster of lots adjacent within each courtyard.
4. Residential product to be reviewed by the Design Review Board with final approval by the Planning Director.
5. Provide textured/decorative sidewalk surfaces to each of the courtyards. Details to be approved by Planning Division staff.
6. Compliance with all City development codes and regulations.
7. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request of dedication whichever comes first.
8. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in phases as approved by the City of Mesa.
9. Compliance with all requirements of the Subdivision Technical Review Committee.
10. Compliance with all requirements of the City of Mesa Terms and Conditions for the Sale of Utilities as administered by the Water Resources Department.
11. Compliance with all requirements of the current City of Mesa Engineering and Design Standards Manual.
12. Owner shall grant an Avigation Easement and Release to the City, pertaining to Falcon Field Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
13. Written notice be provided to future residents, and acknowledgment received that the project is within 3 mile(s) of Falcon Field Airport.
14. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction as required by Code.
15. View fences shall comply with the City of Mesa pool fence barrier regulations.
16. Design courtyards such that there is some variation in the type of courtyard sidewalk hardscape and landscape throughout the development to provide transition from the common sidewalk to each courtyard.
17. Provide decorative asphalt at each street entrance from Albany, which is to be maintained by the Home Owner's Association. Details to be approved by the Transportation Department.
18. Provide dusk to dawn garage lights and porch lights within each cluster.
19. Utilize a speed table at the mid-point of each north-south street and relocate any designated parking spaces within the sight triangle associated with that speed table.

Vote: Passed (3-1-1) (Nay Boardmember Di Bella, abstain Vice Chair Coons, absent: Hudson & Johnson)

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MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

Item: Casa Sole Vita (District 5) 529 South Hawes Road. Located south of Broadway Road on the east side of Hawes Road. This request will allow the modification of the proposed residential development.

Summary: Staff member Jason Sanks gave a short presentation of the case. Mr. Sanks stated that the proposed Minor General Plan Amendment is acceptable within the existing Mesa 2025 General Plan Land Use Designation.

It was moved by Boardmember DiBella, seconded by Boardmember Coons.

That: The Board approves of zoning case GPMInor14-003 conditioned upon:

1. Compliance with the basic development as described in the project narrative, Preliminary Plat, and landscape plans provided.
2. Full compliance with all City development codes and regulations
3. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
4. All offsite street improvements and street frontage landscaping to be installed in the first phase of construction unless otherwise approved by the City of Mesa.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. Compliance with the Residential Development Design Guidelines.
7. View fences shall comply with the City of Mesa pool fence barrier regulations.

Vote: Passed (5-0) (Absent: Boardmembers Hudson & Johnson)

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MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

***Item:** **Mission Heights (District 2) 8635 East Desert Lane (south side). Located west of the Loop 202 San Tan Freeway, east of Hawes Road, south of Baseline Road and north of Guadalupe Road. (7.2 ± acres). This request will allow the development of a single-residence subdivision.**

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Arnett, seconded by Boardmember DiBella.

That: The Board approves of zoning case Z14-013 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape exhibits and preliminary plat submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with the Residential Development Guidelines as well as the building form standards established in the City of Mesa Zoning Ordinance.
3. No two identical elevations are permitted on adjacent lots or on lots across from each other.
4. Provide additional detailing/revisions to the elevations to increase the quality of the development. Residential product to be reviewed and approved administratively by the Planning Director.
5. Compliance with all City development codes and regulations.
6. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request of dedication whoever comes first.
7. All street improvements, street frontage landscaping, and perimeter theme walls to be installed with the first phase of development.
8. Compliance with all requirements of the Subdivision Technical Review Committee.
9. Compliance with all requirements of the current City of Mesa Engineering and Design Standards Manual.
10. Owner shall grant an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
11. Written notice be provided to future residents, and acknowledgment received that the project is within 4 miles of Phoenix-Mesa Gateway Airport.
12. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction as required by Code.
13. View fences shall comply with the City of Mesa pool fence barrier regulations.

Vote: Passed (5-0) (Absent: Boardmembers Hudson & Johnson)

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MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

***Item:** Pacific Proving Grounds North DU2 Phase 1 (District 6) The 5300 to the 5800 blocks of South Crismon Road alignment (west side). Located east of Ellsworth Road, south of Ray Road, west of Crismon Road alignment and north of the future SR24 alignment. (164.5 ± acres). This request will allow the development of a single-residence subdivision.

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Arnett, and seconded by Boardmember DiBella

That: The board approves, conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the preliminary plat submitted (without guarantee of lot yield).
2. Compliance with the approved Community Plan and all applicable City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
3. The proposed plat shall be in conformance with the approved Development Unit Plan for Development Unit 2 of the PPGN Community Plan.
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
5. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in phases as approved by the City of Mesa.
6. Compliance with all requirements of the Subdivision Technical Review Committee.
7. Review and approval of a Special Use Permit by the Board of Adjustment for a Comprehensive Sign Plan.
8. All residential product requires administrative review and approval by the Planning Director.
9. Residential product shall be designed to comply with the PPGN Residential Design Guidelines.
10. Compliance with all requirements of the Development and Sustainability Department, including items contained in the Development Impact Summary, to be addressed as part of Subdivision Technical Review and included in the final plat; this includes resolving the maintenance agreement and parkway easement language.
11. Final street cross-sections shall comply with the approved Community Plan or shall be approved by the Transportation Director.
12. A major amendment to the PPGN Community Plan is required for approval of the CRSL-2.0 Cluster sub-land use group.
13. Final Parkway Easement language approved by the City shall be included in the final plat.
14. A minimum of two pedestrian connections to the Eastmark Community shall be provided to the north and shall be within cross-access easements a minimum of 20-feet wide.
15. Final design of the dead-end street segments shall be approved by the City of Mesa.
16. The final site plan design and specific product for the development in Parcel J shall require Administrative Review and approval by the Planning Director.
17. Master plans for DU2 shall be approved in conjunction with or prior to completing the Subdivision Technical Review process; no further processing of the plat or improvement plans will occur without approval of the master plans.

MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

18. Compliance with all requirements of the City of Mesa Terms and Conditions for the Sale of Utilities as administered by the Water Resources Department.

Vote: Passed (5-0) (Absent: Boardmembers Hudson & Johnson)

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MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

***Item:** Parcel 13 at Mountain Bridge (District 5) The 8900 to 9000 blocks of East McKellips Road (south side). Located west of Ellsworth Road south of McKellips Road (south side). (11.5± acres). This request will allow the development of a single-residence subdivision.

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Arnett, and seconded by Boardmember DiBella

That: The board approves, conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the preliminary plat submitted (without guarantee of lot yield).
2. Compliance with the approved Planned Area Development for Mountain Bridge through Z06-86 and Z11-030 and all applicable City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
3. Compliance with all requirements of the Subdivision Technical Review Committee.
4. Compliance with all requirements of Z08-013.
5. Compliance with all requirements of the Development and Sustainability Department.
6. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
7. Compliance with all requirements of the Subdivision Technical Review Committee.
8. Noise attenuation measures be incorporated into the design and construction of the homes.

Vote: Passed (5-0) (Absent: Boardmembers Hudson & Johnson)

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MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

Citizens present in regards to case Z14-006:

Luana Aguiar- 5415 E. Billings- opposed
Leonard Ahrens- 5449 E. Boise St. - opposed
Carolyn Ahrens- 5449 E. Boise St. - opposed
John H. Ahrens- 5340 E. Baltimore- opposed
Phyllis L. Anderson- 5533 E. Boise- opposed
Ruth Anderson- 5638 E. Duncan St. - opposed
Brad Arkland- 6012 E. Boston- opposed
Sandra Arkland- 6012 E. Boston- opposed
Harold L. Baker- 5928 E. Boston- opposed
Myrtie M. Baker- 5928 E. Boston- opposed
Patricia Baresel- 422 N. 56th St. - opposed
Dragica Barta- 311 N. 61st Way- opposed
Patty Berg- 865 N. 63rd Place- opposed
Keith Bierle-252 58th Place- opposed
Maurine Bierle- 252 N. 58th Place- opposed
Jean Bodwin- 6304 E. Ensenada St. - opposed
William R. Bodzioch- 6224 E. Billings St. - opposed
Chris Bucalo- 5528 E. Covina Rd- opposed
Virginia R. Campbell- 316 N. 58th St- opposed
Betty Ann Carino- 5517 E. Boise- opposed
James Clark- 315 N. 55th St. - opposed
H.B. Cole- 6448 E Dallas St- opposed
Nancy Cole- 6448 E. Dallas St. - opposed
Carol S. Cooper- 318 N. 61st Way- opposed
Janice Cull- 5479 E. Boise St. - opposed
Gerald Dahlsen- 5497 E. Boston St. - opposed
David R. DeFord- 6207 E. Decatur St. - opposed
Pat Dancy- 245 N. 56th St. #205- opposed
Lois DeLong- 6048 E. Duncan- opposed
Sara D'Spain- 5618 E. Des Moines- opposed
Jim Doherty- Mesa Resident- opposed
Al Douneir- 245 N. 56th St. - opposed
Betty Dounier- 245 N. 56th St. unit 106- opposed
Sandra Eiker- 5474 E. Billings St. - opposed
Thelma Emmons- 5514 E. Casper- opposed
David R. Ester- 5848 E. Dodge St. - opposed
Diane G. Ester- 5848 E. Dodge St. - opposed
Bob Exsrud- 125 N. 57th Place- opposed
Richard Forsythe- 5617 E. Des Moines- opposed
Dessie M. Fortson- 526 N. 56th Place- opposed
Carol Fridly- 5850 E. Anaheim St. - opposed
Bill Grafton- 5509 E. Covina Rd. - opposed

MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

Joy Grafton- 5509 E. Covina Rd. - opposed
James R. Gilbert- 5851 E. Anaheim St. - opposed
Marjorie Gilbert- 5851 E. Anaheim St. - opposed
William Grueger- 245 N. 56th St. - opposed
Jim Grosnick- 702 N. Recker- opposed
Donna Grubs- 210 N. 56th St. - opposed
Willard N. Guth- 508 N. 56th St. - opposed
Donna J. Guth- 508 N. 56th St- opposed
Kay E. Hawbaker- 6010 E. Butte St. - opposed
Nancy Hawley- 325 N. 58th St. - opposed
Rick Hawley- 325 N. 58th St. - opposed
Virginia Hays- 5907 E. Anaheim- opposed
Thomas R. Heistad- 5711 E. Des Moines- opposed
Linda Herreman- 317 N. 58th St. - opposed
Wayne Herreman- 617 N. 58th St. - opposed
Barry N. Hughes- 348 N. 61st St. - opposed
Kathy Hughes- 348 N. 61st St. - opposed
Patricia Hynoski- 5424 E. Billings St. - opposed
Dave Jones- 865 N. 63rd Place- opposed
James Jones- 125 N. 57th Place- opposed
Jole Jones- 5402 E. Albany St. - opposed
Milton Kane- 259 58th St- opposed
Bill Kempke- 5863 E. Boston- opposed
Sara Kempke-5863 E. Boston- opposed
Clifford Knochel- 5859 E Anaheim St. - opposed
Jacquelyn Knochel- 5859 E. Anaheim St. - opposed
Keith R Knutson- 313 N. 57th Place- opposed
Dennis Krause- 6021 E. Decatur St. - opposed
Gail Krause- 6021 E. Decatur St. - opposed
Leona Kuhn- 6440 E. Dallas St. - opposed
Donna Kunkel- 5452 E. Boise St. - opposed
John Kunkel- 5452 E. Boise St. - opposed
Robert Leonard- unknown address and residential status- opposed
Mary Ann Leavis- 6329 Dodge St. - opposed
Kathleen Lloyd- 5510 E. University Dr. - opposed
Verla Loipp- 5701 E. Cicero Rd.-opposed
Carol Long- 5835 E. Anaheim St. - opposed
Wayne Long- 5835 E. Anaheim St. - opposed
Hector Lopez- 6024 E. Decatur- opposed
Bob Maupin- 6045 E. Decatur- opposed
Sandra J. Maupin- 6045 E. Decatur- opposed
Shirley McAlister- 6034 E. Anaheim St. - opposed
Carylan McLean- 259 61st Way- opposed
Gene Meunier- 5609 E. Decatur- opposed
Glenis Meunier- 5609 E. Decatur- opposed

MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

Clarence Meyer- 235 N. 61st Pl.- opposed
Elaine Meyer- 235 N. 61st Pl.- opposed
Barbara M. Miller- 6223 E. Decatur- opposed
Connie Miller- 5665 E. Dallas- opposed
Dean Miller- 5665 E. Dallas- opposed
Jan Money- 6035 E. Casper Rd.- opposed
Cyndy Munclay- 6034 E. Duncan St.- opposed
Earl Munclay- 6034 E. Duncan St.- opposed
Sonla Neal- 5651 E. Cicero St.- opposed
Loretta Pajak- 6012 E. Decatur- opposed
Earline Parham- 5526 E. Cicero St.-opposed
Harvey Price- 6539 E. Albany St.- opposed
Janet Price- 6539 E. Albany St.- opposed
Richard Quintin- 5638 E. Duncan St.- opposed
Dennis M. Ray- 6456 E. Dodge St.- opposed
Judith Ray- 6456 E. Dodge St.- opposed
Jayne Ripple- 206 N. 58th Pl- opposed
Doris Roach- 5843 E. Boise St.- opposed
Nancy Roberts- 5510 E. Boston- opposed
Sharon Robertson- 6036 E. Decatur- opposed
Vern Robertson- 6036 E. Decatur- opposed
Jim Rouiller- 5436 E. Boise St.- opposed
Lou Rouiller- 5436 E. Boise St.- opposed
Jeannette F. Sammon- 5948 E. Boise St. - opposed
Earl Sarnstrom- 5433 E. Dodge St. - opposed
Evelyn Sarnstrom- 5433 E. Dodge St. - opposed
Richard Shlagenhaft- 6068 E. Dallas St. - opposed
Ginny Stroh- 5482 E. Boise- opposed
C.A. Taddon- 321 N. 65th #3- opposed
Patricia Thorpe- 6068 E. Dallas St. - opposed
Daryl Toenges- 5840 Dodge St. - opposed
Jean Toenges- 5840 Dodge St. - opposed
Christine Toth- 5908 E. Boise St. - opposed
Harris C. Toth- 5908 E. Boise St. - opposed
Leroy Trevigne- 338 N. 61st St. - opposed
Peggy Trevigne- 338 N. 61st St. - opposed
Ronald V. Tripp- 5701 E. Cicero Rd. - opposed
Lucille Turley- 337 N. 61st St. - opposed
Terry Turley- 337 N. 61st St. - opposed
Darrell Walklin- 5918 E. Colby- opposed
Sheryl Welke- 5864 E. Anaheim St. - opposed
Beverly Wilhelm- 5844 E. Dallas St. - opposed
Karl T. Wilhelm- 5844 E. Dallas St. - opposed
Theodore W. Willis- 6029 E. Decatur- opposed
Jackie Young-320 N. 55th Pl- opposed

MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

Jan Zabel- 5249 E. Decatur- opposed
Russell Zabel- 5249 E. Decatur- opposed

Citizens present in regards to case Z14-008:

Susan Benton-2158 N. Gilbert Rd., #116-support
Edward Gumaer-6044 E. Virginia St.-support
Kim Harris-1860 E. McKellips Rd.-support
Bipin Kanabar-1911 E. Brown Rd., #1-support
Ric Serrano-4673 E. Sports Ct.-support
Barry A. Spath-2036 N. Gilbert Rd.,-support
Spencer Arnett-residency/address unknown-support
Dan Taylor- 2112 N. Ashbrook-opposed

Citizens present in regards to case Z14-011:

Jaylene Bruce-2252 W. DePalma Cir.-opposed
Kris Brimhall-2251 W. Concho Cir.-opposed

Citizens present in regards to case Z14-012:

Bryce Tieman-6421 E. Boise St.-opposed
Jasper Coyle-6429 E. Albany St.-opposed
Shirley Coyle-6429 E. Albany St.-opposed
Steve Gettler-6449 E. Albany St.-opposed
Beth Hall-P.O. Box 20935- opposed
Patrick Swisher-6443 E. Boston St.-opposed
Mark Tongerson-6350 E. Akron St.-opposed
Joan Waldrop- 6423 E. Boston St.-opposed

Citizens present in regards to case GP Minor 14-004:

Vernon Bengston Jr.-6345 E. Akron St.-opposed
Roger A. Walklin-6522 E. Albany St.-opposed

Respectfully submitted,

John Wesley, Secretary
Planning Director

Minutes written by Michael Gilderstern, Planning Assistant

MG:

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