

# Planning and Zoning Board

## *Study Session Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street  
Date: April 14, 2015 Time: 7:30 a.m.

**MEMBERS PRESENT:**

Chair Vince DiBella  
Vice-Chair Suzanne Johnson  
Lisa Hudson  
Shelly Allen  
Steve Ikeda

**MEMBERS ABSENT:**

Michelle Dahlke  
Michael Clement

**STAFF PRESENT:**

John Wesley  
Tom Ellsworth  
Lisa Davis  
Wahid Alam  
Gordon Sheffield  
Charlotte McDermott  
Jill Kotsur  
Rebecca Gorton

**OTHERS PRESENT:**

Richard Dyer  
Jesse Macias  
Pat Musser  
Others

- A. Chair DiBella declared a quorum present and the meeting was called to order at 7:30 a.m.
- B. **REVIEW ITEMS ON THE AGENDA FOR THE April 15, 2015 REGULAR PLANNING & ZONING HEARING**

The items on the April 15, 2015 agenda were discussed. Boardmember Allen identified the misspelling of a citizen name in the March 25, 2015 hearing minutes. The spelling of citizen "Mr. Borer" should read "Mr. Boren".

Planning Director John Wesley stated that Item 3-a, case Z15-011 will be continued to the May 20, 2015 Planning and Zoning meeting.

Staff member Wahid Alam presented case Z15-012. Mr. Alam stated that staff has concern for the basic design and layout of the facility and recommends continuance to the May 20, 2015 meeting. Staff member Alam stated staff is requesting the applicant to change the orientation of the buildings and is in agreement with the land use. The applicant has requested a discussion by the Board and will have a presentation at the Planning and Zoning Hearing.

Boardmember Ikeda asked if the continuance to the May meeting will provide the applicant ample time to properly notify the surrounding property owners. Mr. Ikeda

questioned the location of the car wash on the property and stated that he would like it to be located on the East side. Boardmember Ikeda asked if the applicant has other facilities similar to this one.

Boardmember Allen and Vice Chair Johnson stated concern for the orientation of the buildings on the site. Boardmember Allen stated that the City has invested a great deal in the park and would like to see the entire site enhanced by relocating the buildings.

C. PLANNING DIRECTOR'S UPDATES:

1. Status of cases previously recommended by the Board

Planning Director John Wesley updated the Board on the case of a commercial grocery store on the NWC of Elliott and Signal Butte which is still pending going to Council.

2. Review and discuss the Infill Development District

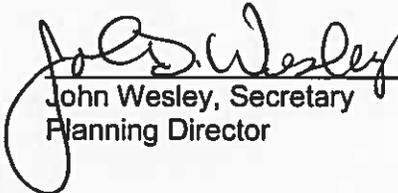
Planning Director John Wesley presented the Board with a review of the Infill Development District.

***The items in the Planning Director's Updates are not for Board discussion and no Board action will be taken on the updated items.***

D. OTHER BUSINESS

None.

Respectfully submitted,

  
\_\_\_\_\_  
John Wesley, Secretary  
Planning Director

The meeting adjourned at 7:52 AM

***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](http://www.mesaaz.gov).***

RJG: