

Planning and Zoning Board

Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: November 15, 2016 Time: 7:30 a.m.

MEMBERS PRESENT:

Chair Michael Clement
Vice Chair Michelle Dahlke
Steve Ikeda
Jessica Sarkissian
Tim Boyle
Jennifer Duff

MEMBERS ABSENT:

Dane Astle (excused)

STAFF PRESENT:

John Wesley
Andrew Spurgin
Tom Ellsworth
Lesley Davis
Wahid Alam
Kim Steadman
Lisa Davis
Charlotte McDermott
Mike Gildenstern

OTHERS PRESENT:

Sean Lake
other citizens who did not sign in

1. Chair Clement declared a quorum present and the meeting was called to order at 7:31 a.m.
2. Reviewed items on the agenda for the November 16, 2016 regular Planning and Zoning Board Hearing.

Items on the November 16, 2016 agenda were discussed.

The Board stated that the Minutes from the October 19, 2016 Planning & Zoning Meeting should contain mention of the stipulation regarding the applicant working with neighbors to mitigate the impact of glare from auto headlamps exiting the proposed project on residences on the East side of Recker Road in Case Z16-050.

Staff member Kim Steadman explained Case Z16-051 to the Board, and stated that the preliminary plat associated with the case would be removed from the final agenda, as it was not ready to go to vote at the Planning and Zoning Board for the November 16, 2016 Meeting. Mr. Steadman explained that the preliminary plat would be voted on a later date by the Board.

Staff member Wahid Alam explained case Z16-053, and the Board was concerned with the abundance of parking spaces at the site. Mr. Alam explained to the Board that the

Zoning Ordinance provides guidance for a minimum and a maximum number of parking spaces, and an applicant is free to develop within those parameters.

Staff member Tom Ellsworth presented Case Z16-054 to the Board and added that some of the neighbors in the area were curious about changes to property values, the height of the 2 story development, and that the applicant was able to address most concerns, but some neighbors may still want to speak at the meeting.

Staff member Ellsworth explained to the Board that the project features a ramada with a table and a barbeque grill, as the applicant wanted to minimize the maintenance cost for a small HOA in a small community.

3. Other Business

3a. Receive a presentation and discuss meeting procedures, ethics, and open meeting law

The City Attorneys moved the discussion on meeting procedures, ethics, and open meeting law to the November 16, 2016 Study Session

3b. Receive a presentation and discuss Sub-Area Planning to Include Discussion of Citrus and Lehi sub-areas.

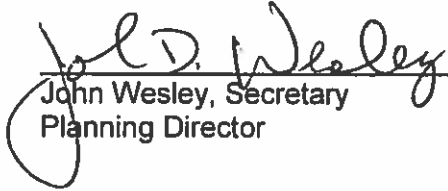
Planning Director Wesley presented the Sub-Area Plans for the Citrus and Lehi Sub-Areas.

4. Adjournment.

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

Vote: 6-0 (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.*