

# Planning and Zoning Board

## *Study Session Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street  
Date: December 20, 2016 Time: 7:30 a.m.

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

none

**STAFF PRESENT:**

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

**OTHERS PRESENT:**

Paul Dugas  
Charles Huellmantel  
Dennis Newcombe  
other citizens who did not sign

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 December 21, 2016 regular Planning and Zoning Board Hearing.

Items on the December 21, 2016 agenda were discussed.

Staff member Lesley Davis explained Case Z16-057 to the Board. Board member Ikeda stated that he liked the project, but questioned the density. Staff member Davis explained that the proposal is in line with similar density and design with other neighborhoods in the area.

Staff member Lesley Davis explained case Z16-058 to the Board. The applicant, Mr. Dennis Newcombe, explained that an extensive notification process had been undertaken, but only 2 neighbors had attended the neighborhood meeting. Mr. Newcombe went on to say that the HOA had been contacted, and the property had been posted, with the intention of making everyone in the area fully aware of what was going on.

Board member Duff stated that she was pleased that the new proposed access to the site is located further away from the residential uses, confirmed that both parcels are owned

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by the same entity, and that reciprocal parking and cross-access agreements will be maintained between the two properties.

Chairperson Clement added that the parcel appears to be designed to stay intact and function with the adjacent automotive sales parcel.

The applicant closed by confirming for the Board that the project will be used as a corporate office for Jeep.

Staff member Kim Steadman presented Case Z16-059 to the Board. Board member Sarkissian verified with Staff that excess landscaping had been removed to add an additional row of parking to the site plan, because the previous plan did not allow for sufficient parking.

Staff member Lesley Davis presented the preliminary plat "SEC First & McDonald" to the Board

The applicant, Charles Huellmantel further explained the project to the Board.

Board member Ikeda explained that there were concerns from others in the community about the proposed project, and suggested continuing the case to the January Meeting.

Planning Director Wesley explained that a plat is divorced from any kind of site plan review issues, and the Case should only be continued if the Board has issues with the preliminary plat.

Board member Ikeda stated that he and others had a personal issue in the way that the rights to the property were obtained, feeling that other entities did not have a proper opportunity to make a case for the development rights.

Planning Director Wesley explained to the Board that a continuance to the January meeting may not be relevant in the consideration of a preliminary plat, and gave a brief background on the property.

The applicant explained that there were a number of entities that had the opportunity to make a bid to develop the property, and stated that if the developer's tax credit financing application for the project is not approved, then an option for market rate housing may be explored. Mr. Huellmantel added that if any member of the Board has political concerns, he requested that they abstain from voting.

City Attorney, Charlotte McDermott reminded the Board to only focus on the technical aspect of the project in discussion and when voting.

Board member Sarkissian reminded the Board that the Case is not a zoning consideration, a use, design, or ownership issue; only a tentative plat.

### 3. Other Business

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

The City Attorneys did not have anything to add to the presentation made on November 16, 2016.

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- 3b. Receive a presentation and discuss Sub-Area Planning to Include Discussion of Falcon and West Main sub-areas.

Planning Director Wesley presented the Sub-Area Plans for the Falcon and West Main Sub-Areas.

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

Mr. Wesley closed by briefly explaining the City of Mesa's new Accela electronic document file management system.

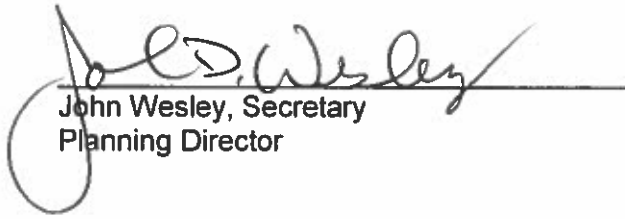
5. Adjournment.

Board member Duff made a motion to adjourn the meeting at 8:40 am. The motion was seconded by Boardmember Boyle.

**Vote: 7-0**

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