

# Planning and Zoning Board

## *Study Session Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street

Date: May 17, 2016 Time: 7:30 a.m.

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Michelle Dahlke

**STAFF PRESENT:**

John Wesley  
Andrew Spurgin  
Tom Ellsworth  
Lisa Davis  
Wahid Alam  
Kim Steadman  
Lesley Davis  
Gordon Sheffield  
Charlotte McDermott  
Mary Grace McNear  
Mike Gildenstern

**OTHERS PRESENT:**

Richard Dyer  
Corrine Nystrom  
Others

1. Chair Johnson declared a quorum present and the meeting was called to order at 7:35 a.m.
2. Reviewed items on the agenda for the May 18, 2016 regular Planning and Zoning Board Hearing.

Items on the May 18, 2016 agenda were discussed. Planning Director Wesley explained that a Site Plan Approval was not advertised to the public on Case Z15-044, at 7100 E. McDowell Road previously, and since it was not specifically noticed, Staff is bringing it to the Board this month for a vote.

Staff member Lesley Davis explained case Z16-022, at 2325 E. University Dr., to the Board. Mrs. Davis explained that the applicant is requesting a RSL-2.5 BIZ not only for a private drive, but for the elevations as well. Mrs. Davis informed the Board that the proposed garage doors on the product measure more than 50% of the total width of the front elevation, which is not allowed per the Zoning Ordinance. To remedy this situation, the applicant has included pop-outs on the side of the garage that accommodate a space for a water heater to increase the overall width area of the front elevation to bring the percentage more in line with what is called for in the Zoning Ordinance. She went on to

say that Staff is supportive of the wider than typically allowed garage door percentage in this particular circumstance because the homes are in a small subdivision, but it would not be acceptable in a larger subdivision. Staff Member Davis confirmed for the Board that the street is a little narrower than a standard 50' wide street, with the parking being limited to one side.

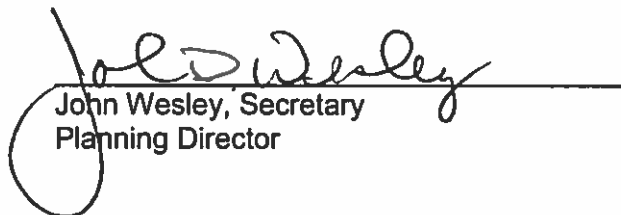
Staff Member Spurgin explained Case Z16-023, 2400-2600 blocks of North Greenfield Road, to the Board. He informed the Board that Staff is re-advertising for a PAD overlay, and since Staff is still currently working on the details of the case with other City Departments, the case is being continued to the July 20, 2016 Meeting.

3. Planning Director's Updates.
4. Adjournment.

Boardmember Allen made a motion to adjourn the meeting at 7:50 am. The motion was seconded by Boardmember Hudson.

**Vote: 6-0 (Absent: Boardmember Dahlke)**

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).**