

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: June 14, 2016 Time: 7:30 a.m.

MEMBERS PRESENT:

Chair Suzanne Johnson
Michelle Dahlke
Steve Ikeda
Dane Astle

MEMBERS ABSENT:

Lisa Hudson
Michael Clement

STAFF PRESENT:

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

OTHERS PRESENT:

Richard Dyer
Reese Anderson
J.D. Beatty
Mike Barker
Others

1. Chair Johnson declared a quorum present and the meeting was called to order at 7:30 a.m.
2. Reviewed items on the agenda for the June 14, 2016 regular Planning and Zoning Board Hearing.

Items on the June 14, 2016 agenda were discussed. Staff member Wahid Alam explained that Condition 7, (a, b, and c) on Case Z16-028 were irrelevant, as the applicant will not have to move their proposed building further north, and that the conditions will be revised for the June 15th Regular Meeting.

Staff member Alam explained Case Z16-025 to the Board. Planning Director Wesley mentioned that the applicant did not have time to complete Condition 7, which provides for the completion of FAA Form 7460, which protects navigable airspace. Mr. Wesley added that the proposed use is unlikely to negatively affect the airspace around Mesa Gateway Airport, so the stipulation will either be modified or eliminated by the Regular June 15th Meeting. Mr. Alam confirmed for the Board that the future alignment for Arizona State Route 24 will run to the north of the property. The applicant, Reese Anderson and his client, Mike Barker, with Fuji, explained that MGC Chemical, which is located to the south, produces chemicals as well, and that that user stores roughly 200 isotainers on their property. Mr. Barker explained that Fuji's customers (semi-conductor manufacturers) are wanting a larger quantity of larger isotainers delivered, so the expansion of isotainer storage on the property is critical. Mr. Barker added that the flashpoint of the chemicals

stored in the isotainers is 111 degrees Fahrenheit, and that the operation is currently safely storing the product below this temperature. Mr. Barker closed by saying that the isotainers won't need a covering, as they will safely be insulated to 70 Fahrenheit, and that he has not seen any unsafe isotainer temperatures or pressures in his time working at the property. Mr. Anderson added by saying that the Heavy Industrial (HI) entitlement enjoyed by the property was granted through a Council Use Permit (CUP) on the currently zoned General Industrial (GI) portion, so in effect, the requested zoning is already existing. Mr. Anderson closed by restating that the temperature requirement is not a safety issue, just a quality issue.


Staff member Lisa Davis presented the new Employment Opportunity (EO) District Zoning Ordinance Amendment to the Board. JD Beatty from Economic Development explained that businesses like overlays like the new EO District, because it reduces entitlement risk, and speeds up development timelines. Planning Director Wesley explained to the Board that one of the West Valley Cities has inquired about the new District, but he is not aware of any other local cities that have an overlay like the one being proposed.

3. Planning Director's Updates.
None
4. Adjournment.

Boardmember Dahlke made a motion to adjourn the meeting at 8:24 am. The motion was seconded by Boardmember Astle.

Vote: 4-0 (Absent: Boardmembers Hudson and Clement)

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.