

Meeting Minutes Board of Adjustment Public Hearing

*Chair Tony Siebers
Vice Chair Trent Montague
Boardmember Wade Swanson
Boardmember Ken Rembold
Boardmember Steve Curran
Boardmember Kathy Tolman
Boardmember Terry Worcester*

Wednesday, November 2, 2016

5:30 PM

Council Chambers - Lower Level

Consent Agenda - All items listed with an asterisk (*) will be considered as a group by the Board and will be enacted in one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests. If a request is made, the item will be removed from the Consent Agenda and considered as a separate item, following adoption of the Consent Agenda.

Call meeting to order.

- 1 Take action on all Consent Agenda items.**

Items on the Consent Agenda

- 2 Approval of the following minutes from previous meetings:**

- 2-a [ADJ 16086](#) Minutes from the October 5, 2016 meeting.**

Board Decision: Minutes Approved (7-0)

- 3 Take action on the following cases:**

- 3-a [ADJ 16087](#) **BA16-044 1927 N. Gilbert Road (District 1) - Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the LC zoning district. (PLN2016-00577) SUP Continued from October 5, 2016****

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions (7-0)

- 3-b** **ADJ 16080** **BA16-045 2207 W. Main Street (District 3)** - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow modifications to development standards for an existing manufactured home park in the GC zoning district. (PLN2016-00580) **Continued from the October 5, 2016 meeting**
- Staff Planner:** Lisa Davis
Staff Recommendation: Approval with Conditions
- Board Decision: Approved with Conditions with the following revisions: 1) Condition #3 to read 1' from edge of pavement instead of 2', and 2) the deletion of Condition #6. (Vote: 7-0)
- 3-c** **ADJ 16079** **BA16-061 2724 N. Winthrop (District 1)** - Requesting a Variance to allow for a fence to exceed the maximum height in the front yard in the RS-9 zoning district. (PLN2016-00691)
- Staff Planner:** Gordon Sheffield
Staff Recommendation: Continuance to December 7, 2016
- Board Decision: Continued to December 7, 2016 meeting (Vote: 7-0)
- 3-d** **ADJ 16081** **BA16-062 5245 E. Southern Avenue (District 2)** - Requesting a Special Use Permit (SUP) to allow: 1) modification of an existing Comprehensive Sign Plan (CSP), and 2) for an electronic message display to change more than once per hour for an existing car wash within a commercial center in the LC zoning district. (PLN2016-00714)
- Staff Planner:** Kaelee Wilson
Staff Recommendation: Continuance to December 7, 2016
- Board Decision: Continued to December 7, 2016 meeting (Vote: 7-0)
- 3-e** **ADJ 16082** **BA16-063 2665 N. Power Road (District 5)** - Requesting a Special Use Permit (SUP) to establish a Comprehensive Sign Plan (CSP) for a commercial building in the LC-PAD zoning district. (PLN2016-00735)
- Staff Planner:** Lisa Davis
Staff Recommendation: Approval with Conditions
- Board Decision: Approved with Conditions with Condition #5 to read "Sign D shall be turned off at close of business or 9:00 pm whichever is earlier" (Vote: 7-0)

- 3-f** **ADJ 16083** **BA16-064 1040 W. Southern Avenue (District 3)** - Requesting a Special Use Permit (SUP) for modification of a Comprehensive Sign Plan (CSP) for a group commercial center in the LC zoning district. (PLN2016-00736)

Staff Planner: Kaelee Wilson

Staff Recommendation: Continuance to December 7, 2016

Board Decision: Continued to December 7, 2016 meeting (Vote: 7-0)

- 3-g** **ADJ 16084** **BA16-065 5741 E. McKellips Road (District 5)** - Requesting: 1) a Special Use Permit (SUP) to allow for reduction of minimum parking requirements, and 2) a Substantial Conformance Improvement Permit (SCIP) to allow the reuse of a commercial building within a group commercial center in the LC zoning district. (PLN2016-00725)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions with the following revisions; 1) removal of Condition #4; 2) removal of Findings #7.1; and 3) addition of Finding #11.1 as referenced in staff memo dated November 1, 2016 (Vote: 7-0)

- 3-h** **ADJ 16085** **BA16-066 4755 E. Main Street (District 2)** - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow construction of a kiosk commercial building within an existing commercial center in the GC and LC zoning district. (PLN2016-00738)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions (Vote: 7-0)

Items not on the Consent Agenda

- 4** Take action on the following case:
- 5** Other business.
- 6** Items from citizens present.
- 7** Adjournment.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting. Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.