

BOARD OF ADJUSTMENT PUBLIC HEARING MEETING MINUTES

June 3, 2026

The Board of Adjustment of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on June 3, 2026, at 5:30 p.m.

BOARD PRESENT

Alexis Wagner, Chairperson
Troy Glover
Janice Paul
Todd Trendler

BOARD ABSENT

Shelly Allen, Vice Chairperson
Gerson Barrera

STAFF PRESENT

Kelly Whittemore
Cassidy Welch
Jennifer Merrill
Vanessa Felix

Chairperson Wagner called the public hearing to order at 5:30 p.m. and conducted a roll call.

Chairperson Wagner excused Vice Chairperson Allen and Boardmember Barrera from the entire meeting.

1. Take action on all Consent Agenda items.

All items listed with an asterisk (*) will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen requests, in which event the item will be removed from the consent agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a request must be made prior to the Board's vote on the consent agenda.

It was moved by Boardmember Paul, seconded by Boardmember Trendler, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Wagner–Glover–Paul–Trendler
NAYS – None
ABSENT– Allen–Barrera

Chairperson Wagner declared the motion carried unanimously by those present.

*2. Approval of minutes of previous meetings as written.

*2-a. Minutes from the Study Session and Public Hearing meetings held on May 6, 2026.

3. Take action on the following cases:

Chairperson Wagner stated that clarification was needed regarding whether item 3f (BOA26-00182) should be removed from the consent agenda and restated.

Deputy City Attorney Kelly Whittemore noted that item 3f should be removed from the consent agenda and considered separately, as the recommendation for that item is being revised.

- *3-a. **BOA25-00815. "RV Service Building,"** 5.8± acres located at 2038 North Country Club Drive. Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for an expansion to the existing Automobile/Vehicle Sales facility. **(District 3)**

Staff Planner: Kwasi Abebrese

Recommendation: Continue to a date uncertain

- *3-b. **BOA25-01000. "Power Village,"** 6.7± acres located at the northwest corner of East Broadway Road and South Power Road. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standard to allow for modifications to an existing Group Commercial Center. **(District 2)**

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

- *3-c. **BOA26-00041. "Mountainside Fitness CSP Amendment,"** 3.8± acres located at 9311 East Cadence Parkway. Special Use Permit (SUP). This request will allow for a Modification to a Comprehensive Sign Plan. **(District 6)**

Staff Planner: Kwasi Abebrese

Recommendation: Approval with Conditions

- *3-d. **BOA26-00157. "Living Word Church,"** 15.7± acres located at 3520 East Brown Road. Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP). **(District 1)**

Staff Planner: Emily Johnson

Recommendation: Approval with Conditions

- *3.e. **BOA26-00169. "Century Marine SCIP,"** 4± acres located at 3302 East Main Street. Substantial Conformance Improvement Permit (SCIP). This request will allow for an expansion to the existing Vehicle Sales and Service facility. **(District 1)**

Staff Planner: Sergio Solis

Recommendation: Continue to July 1, 2026

- *3-f. See: **Items not on the Consent Agenda**

Items not on the Consent Agenda

4. Take action on the following cases:

- *3-f. **BOA26-00182. "Spilsbury Future Site,"** 1.8± acres located at 521 East Lehi Road. Special Use Permit. This request will allow the combined gross floor area of all detached accessory

buildings or structures to exceed 100% of the gross floor area of the primary building and a detached structure to exceed the height of the primary building. **(District 1)**

Staff Planner: Sergio Solis

Recommendation: Approval with Conditions

It was moved by Boardmember Glover, seconded by Boardmember Paul, that case number BOA26-00182. "Spilsbury Future Site, be continued to the July 1, 2026, Board of Adjustment meeting.

Upon tabulation of votes, it showed:

AYES – Wagner–Glover–Paul–Trendler

NAYS – None

ABSENT– Allen–Barrera

Chairperson Wagner declared the motion carried unanimously by those present.

5. Adjourn.

Without objection, the Board of Adjustment Public Hearing adjourned at 5:37 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Board of Adjustment meeting of the City of Mesa, Arizona, held on 3rd day of June 2026. I further certify that the meeting was duly called and held and that a quorum was present.

_____, CHAIRPERSON