

**Mesa Council Chambers Lower Level – 57 E 1st St**

**Date: January 15, 2025 Time: 5:30 p.m.**

**MEMBERS PRESENT:**

Chair Alexis Wagner  
Vice Chair Shelly Allen  
Boardmember Nicole Lynam  
Boardmember Heath Reed  
Boardmember Troy Glover  
Boardmember Todd Trendler

**MEMBERS ABSENT:**

Boardmember Gerson Barrera

(\*Boardmembers and staff participated in the meeting through the use of audio conference equipment)

**STAFF PRESENT:**

Kelly Whittemore  
Jennifer Merrill  
Sergio Solis  
Vanessa Felix

**OTHERS PRESENT:**

**1 Call meeting to order.**

Chair Wagner excused Boardmember Gerson Barrera and declared a quorum present, and the Public Hearing was called to order at 5:30 pm.

**2 Take action on all Consent Agenda items.**

A motion to approve the Consent Agenda was made by Boardmember Trendler as read by Vice Chair Allen and seconded by Boardmember Lynam.

**Items on the Consent Agenda**

**3 Approval of the following minutes from previous meeting:**

**\*3-a Minutes from December 4, 2024 Study Session and Public Hearing.**

**Consent Agenda Approved**

Vote: 6-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Lynam – Reed – Glover – Trendler

NAYS – None

ABSENT – Barrera

ABSTAINED – None

**4 Take action on the following cases:**

**\*4-a Case No.: BOA24-00810 (Approval with Conditions)**

Location: Approximately 215 feet north of the northwest corner of West Southern Avenue and South Center Street.

Subject: Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for a Large Collection Facility.

Decision: Approval with conditions

Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case **BOA24-00810** was made by Boardmember Trendler as read by Vice Chair Allen and seconded by Boardmember Lynam.

**Conditions of Approval:**

1. Compliance with the final site plan and landscape plan as submitted.
2. Compliance with case ZON24-00784.
3. All signage is to be reviewed and approved through a separate permit application.
4. Compliance with all City Development Codes and regulations, except as identified in Table 1 of this report.
5. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

**Consent Agenda Approved**

Vote: 6-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Lynam – Reed – Glover – Trendler

NAYS – None

ABSENT – Barrera

ABSTAINED – None

**\*4-b Case No.: BOA24-00972 (Approval with Conditions)**

Location: Approximately 705 feet west of the northwest corner of East Elliot Road and South Ellsworth Road.

Subject: Requesting a major modification to an existing Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP).

Decision: Approval with conditions

Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case **BOA24-00972** was made by Boardmember Trendler as read by Vice Chair Allen and seconded by Boardmember Lynam.

**Conditions of Approval:**

1. Compliance with the Comprehensive Sign Plan and submitted documents.
2. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
3. All signs shall remain outside of the public domain including rights-of-way, Public Utility Easements and Public Utility Facility Easements.
4. All signage to be reviewed and approved through a separate permit application.

**Consent Agenda Approved**

Vote: 6-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Lynam – Reed – Glover – Trendler

NAYS – None

ABSENT – Barrera

ABSTAINED – None

**5 Adjournment.**

Boardmember Glover moved to adjourn the Public Hearing and was seconded by Vice Chair Allen. Without objection, the Public Hearing was adjourned at 5:35 p.m.

Respectfully submitted,

*Jennifer Merrill*

Jennifer Merrill,  
On behalf of Zoning Administrator (Mary Kopaskie-Brown)