

Board of Adjustment



Public Hearing Meeting Minutes

Mesa City Council Chambers - Upper Level, 20 East Main Street

Date: December 3, 2025 Time: 5:30 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner*
Vice Chair Shelly Allen*
Boardmember Troy Glover
Boardmember Janice Paul
Boardmember Gerson Barrera*

MEMBERS ABSENT:

Boardmember Todd Trendler

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

STAFF PRESENT:

Kelly Whittemore
Cassidy Welch
Jennifer Merrill
Charlotte Bridges
Chloe Durfee Daniel
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner excused Boardmember Trendler and declared quorum present, and the Public Hearing was called to order at 5:37 p.m.

2 Take action on all Consent Agenda items.

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

Consent Agenda Approved

Vote: 5-0

AYES – Wagner – Allen – Glover – Barrera – Paul

NAYS – None

ABSENT – Trendler

ABSTAINED – None

Items on the Consent Agenda

3 Approval of the following minutes from previous meeting:

***3-a Minutes from November 5, 2025 Study Session and Public Hearing.**

4 Take action on the following cases:

- *4-a BOA25-00602 "Fulsome Greenbriar,"** 1± acres located at 955 South Palo Verde Street. Requesting a Variance to reduce the minimum lot width, a Variance to allow a detached structure to encroach into the required rear yard setback, and a Special Use Permit (SUP) to allow a detached structure to exceed the height of the primary building. **(District 5).**

Staff Planner: Charlotte Bridges

Recommendation: Continue to January 7, 2026

Vote: 5-0

AYES – Wagner – Allen – Glover – Barrera – Paul

NAYS – None

ABSENT – Trendler

ABSTAINED – None

- *4-b BOA25-00718. "Circle K Burrito Express,"** 2± acres located at 9230 East University Drive. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the Limited Commercial (LC) District. **(District 5)**

Staff Planner: Kwasi Abebrese

Recommendation: Approval with Conditions

Conditions of Approval:

1. Compliance with the final sign plan submitted.
2. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
3. Any sign components that become deteriorated, damaged, or weakened shall be promptly repaired or replaced.

Vote: 5-0

AYES – Wagner – Allen – Glover – Barrera – Paul

NAYS – None

ABSENT – Trendler

ABSTAINED – None

- *4-c BOA25-00813. " St. Timothy Catholic School CSP,"** 2.2± acres located at 2520 South Alma School Road. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the Single Residence 6 with a Planned Area Development Overlay (RS-6-PAD) District. **(District 3)**

Staff Planner: Kwasi Abebrese

Recommendation: Approval with Conditions

Conditions of Approval:

1. Compliance with the final sign plan submitted.
2. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
3. Any sign components that become deteriorated, damaged, or weakened shall be promptly repaired or replaced.

Vote: 5-0

AYES – Wagner – Allen – Glover – Barrera – Paul

NAYS – None

ABSENT – Trendler

ABSTAINED – None

- *4-d BOA25-00840. "Variance Extension Request for BOA23-00738,"** 1.7± acres located at the southeast corner of South Country Club Drive and West Main Street, the southeast corner of South Morris and West Main Street and the northeast corner of South Morris and West Mahoney Avenue. Requesting an extension to approved Variances in the Transect 5 Main Street (T5MS) District. **(District 4)**

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

Conditions of Approval:

1. Compliance with the conditions of approval for BOA23-00738.
2. The Board of Adjustment approval will expire on March 5, 2027, unless exercised or extended in accordance with Mesa Zoning Ordinance Section 11-67-9.
3. Compliance with all applicable City of Mesa Development Codes and Regulations.
4. Any proposed signage will require the review and approval of a separate building permit.

Vote: 5-0

AYES – Wagner – Allen – Glover – Barrera – Paul

NAYS – None

ABSENT – Trendler

ABSTAINED – None

6 Adjournment.

Boardmember Paul motioned to adjourn the Public Hearing. The motion was seconded by Vice Chair Allen.

Vote: 5-0

AYES – Wagner – Allen – Glover – Barrera – Paul

NAYS – None

ABSENT – Trendler

ABSTAINED – None

The public hearing was adjourned at 5:46 p.m.

Respectfully submitted,



Chair Alexis Wagner