

Planning and Zoning Board

Meeting Minutes

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

Date: April 8, 2026 Time: 4:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Troy Peterson*
Jeff Pitcher*
Jayson Carpenter
Jamie Blakeman
Genessee Montes

MEMBERS ABSENT

Chase Farnsworth

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

STAFF PRESENT:

Mary Kopaskie-Brown
Kirstin Dvorchak
Evan Balmer
Cassidy Welch
Emily Johnson
Danika Heying

OTHERS PRESENT:

Call Meeting to Order.

Chair Ayers excused Boardmember Farnsworth and declared a quorum present, the meeting was called to order at 4:00 pm.

1 Take action on all consent agenda items.

It was moved by Boardmember Carpenter, seconded by Boardmember Blakeman, that the consent agenda items be approved.

Vote (6-0; Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Carpenter, Montes, Blakeman

NAYS – None

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2a** Minutes from March 25, 2026, Planning and Zoning Board Meeting.

3 Discuss and make recommendations to the City Council on the following cases:

***3a** ZON26-00081. "Brakes Plus Mesa," 0.9± acres located approximately 510± feet north of the northwest corner of South Ellsworth Road and East Elliott Road. Major Site Plan Modification and amending Conditions of Approval No. 1 and No. 6 of Ordinance 5855. This request will allow for an approximately 4,897± square foot minor auto repair development. (District 6)

Planner: Emily Johnson

Staff Recommendation: Approval with Conditions

The Board recommends to approve case ZON26-00081 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00972.
3. Compliance with all the requirements of ZON23-00174, except as modified herein.
4. Compliance with all applicable City development codes and regulations.
5. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.

Vote (6-0; Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Carpenter, Monte

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www.mesaaz.gov

MINUTES OF THE APRIL 8, 2026, PLANNING & ZONING BOARD MEETING

5 Adjournment.

Boardmember Blakeman motioned to adjourn the meeting. The motion was seconded by Boardmember Carpenter.

Vote (6-0; Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Carpenter, Montes, Blakeman

NAYS – None

The public hearing was adjourned at 4:04 pm.

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Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (480) 644-2767.

Respectfully submitted,



Benjamin Ayers
Planning and Zoning Board Chair

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