

Planning and Zoning Board

Study Session Minutes

Mesa City Council Chambers – Lower Level, 20 E. Main St.

Date: January 14, 2026 Time: 3:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Troy Peterson
Jeff Pitcher
Jamie Blakeman
Jayson Carpenter
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
Evan Balmer
Cassidy Welch
Kirstin Dvorchak
Kellie Rorex
Danika Heying

OTHERS PRESENT:

1 Call meeting to order.

Chair Ayers excused Boardmember Farnsworth and declared a quorum present the meeting was called to order at 3:02 pm.

2 Review items on the agenda for January 14, 2026, regular Planning and Zoning Board Hearing.

Staff Planner Kellie Rorex presented case ZON25-00056. See attached presentation.

Boardmember Carpenter inquired about the design and specifications of the proposed freeway monument signs, including whether portions were digital, their dimensions, and how much content could be displayed. Questions were raised about the presence of existing pylon signs on the west side of Signal Butte. Boardmembers asked whether the new signs would preclude additional signage on the south side of the freeway, and how the city's separation requirements would apply for both existing and future signs.

Staff answered these questions by confirming that the single-tenant sign includes digital LED display portions, specifying the display's dimensions as approximately 11 feet by 4 feet. Staff clarified there are no existing pylon signs on the west side of Signal Butte in the project's vicinity. Additionally, staff explained the separation requirements for freeway landmark

MINUTES OF THE JANUARY 14, 2025, PLANNING & ZONING STUDY SESSION

monument signs, stating that a minimum 2,000-foot distance must be maintained from any other such sign on the same side of the freeway, and detailed how these requirements would apply to potential new signage on adjacent parcels.

Staff Planner Cassidy Welch presented case ZON25-00210. See attached presentation.

Boardmember Carpenter inquired about the specific location of the building elevation requirements within the staff report. Additionally, Boardmember Peterson recommended increasing the proposed freeway fence height from six to eight feet to provide better sound buffering and aesthetic screening for the nearby residential area. Staff clarified that the elevation requirement is listed as Condition 6 in the Planning and Zoning report, which mandates revised elevations consistent with Exhibit 9 before permits are issued. Regarding the fence, Staff noted the current six-foot proposal and confirmed that while the applicant has submitted updated elevations, they are still under review for compliance.

Staff Planner Cassidy Welch presented case ZON25-00313. See attached presentation.

The Board had no questions for staff.

- 3 Planning Director Update:** Planning Director Mary Kopaskie-Brown announced that the battery energy storage ordinance has received final approval, mandating a 1,000-foot setback. Changes to Board responsibilities will also take effect in 30 days. The Director noted that recruitment for Board alternates is active, with a new focus on attracting design professionals. Regarding upcoming policy, the Administrative Review ordinance is undergoing revisions following stakeholder feedback and should reach City Council by February. While the Director expects a quiet six months regarding new text amendments, the department remains focused on long-term priorities such as the infill ordinance and PAD procedural updates.

4 Adjournment.

Chair Ayers motioned to adjourn the study session. The motion was seconded by Boardmember Carpenter.

The study session was adjourned at 4:47 pm.

Vote (6-0; Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Respectfully submitted,

Benjamin Ayers
Planning and Zoning Board Chair

Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov