

# City of Mesa

*Council Chambers  
57 E. First Street*



## Meeting Minutes

**Tuesday, August 12, 2025**

**4:30 PM**

**Lower Council Chambers**

## **Design Review Board**

*Chair Dane Astle*

*Vice Chair Kyle Bell*

*Boardmember Paul Johnson*

*Boardmember Ryan Circello*

*Boardmember Denise Dunlop*

*Boardmember Shelly Udall*

*Boardmember David Winstanley*

1      Call meeting to order.

Vice Chair Bell called the meeting to order at 4:30 p.m.

2      Approval of minutes from the July 15, 2025 Design Review Board meeting.

2-a      **Minutes from the July 15, 2025 Design Review Board meeting.**

Approved (6-0 Chair Astle Absent)

3      Discuss and provide direction on the following Preliminary Design Review cases:\*

- 3-a      **DRB24-01101 "Gateway Park,"** 17.7± acres located approximately 650 feet west of the northwest and southwest corners of East Ray Road and South Hawes Road. Design Review for an approximately 235,600 square foot industrial development. Mesa Airport Growth Properties, LLC, Owner; Wendy Riddell, Berry Riddell LLC, Applicant. **(District 6)**

**Staff Planner: Cassidy Welch**

Presentation and discussion only; no formal action taken by the Board.

- 3-b      **DRB25-00023 "4062 E Main,"** 7± acres located approximately 1,600 feet west of the northwest corner of East Main Street and North Greenfield Road. Design Review for a 137-unit attached single-residence development. Dolly Varden LLC, Owner; Tim Boyle, Atmosphere Architects, Applicant **(District 2)**

**Staff Planner: Jennifer Merrill**

Presentation and discussion only; no formal action taken by the Board.

- 3-c      **DRB25-00285 "Valvoline Oil at Avalon Ranch,"** 0.7± acres located approximately 500 feet south of the southeast corner of East Elliot Road and South Power Road. Design Review for an approximately 1,700 square foot minor automobile service and repair facility. Avalon Ranch, LLC, Owner; David Lack, Avalon Development, LLC, Applicant. **(District 6)**

**Staff Planner: Sergio Solis**

Presentation and discussion only; no formal action taken by the Board.

- 3-d      **DRB25-00530 "CV Germann Industrial Park,"** 38.8± acres located approximately 1300 feet east of the intersection of East Germann and South Ellsworth Road. Design Review for an approximately 664,000 square foot industrial development. AEI Arizona OZ Fund LLC, owner; Andrews Design Group, Applicant. **(District 6)**

**Staff Planner: Joshua Grandlienard**

Presentation and discussion only; no formal action taken by the Board.

4      Staff update.

Welcome Boardmember Udall.

5      Adjournment.

Approved (6-0 Chair Astle Absent)

\*The applicant and public may speak about a case, and the Board may provide comments and suggestions to assist the applicant with the proposal, but the Board will not approve or deny a case under Preliminary Review.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.

Si necesita asistencia o servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunión al 480-644-2767.

Any citizen wishing to speak on an agenda item should complete and turn in a blue card to City staff before that item is presented. When the Board considers the item, you will be called to the podium to provide your comments.