

Mesa Council Chambers Lower Level – 57 E 1st St

Date: August 2, 2023 Time: 5:30 p.m.

**MEMBERS PRESENT:**

Chair Alexis Wagner  
Vice Chair Shelly Allen  
Boardmember Nicole Lynam  
Boardmember Chris Jones  
Boardmember Heath Reed  
Boardmember Ethel Hoffman  
Boardmember Troy Glover

**MEMBERS ABSENT:**

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

**STAFF PRESENT:**

Margaret Robertson  
Evan Balmer  
Charlotte Bridges  
Kwasi Abebrese  
Sergio Solis  
Vanessa Felix

**OTHERS PRESENT:**

**1 Call meeting to order.**

Chair Wagner declared a quorum present, and the Public Hearing was called to order at 6:13 p.m.

**2 Consider and take action on revised Board of Adjustment Bylaws**

A motion to approve the Board of Adjustment Bylaws and make them effective on August 2, 2023 was made by Chair Wagner and seconded by Boardmember Jones and passed unanimously.

**3 Consider request for reconsideration of agenda item 5-a, BOA23-00076, from the June 7, 2023, Board of Adjustment Meeting.**

Chair Wagner ask if any of the four Boardmember who heard case BOA23-00076 at the June 7, 2023 Board of Adjustment meeting wanted to make a motion to reconsider case BOA23-00076 from the June 7, 2023 Board of Adjustment Meeting.

None of the four Boardmembers who heard the case at the June 7, 2023 Board of Adjustment meeting chose to reconsider case BOA23-00076 from the June 7, 2023 Board of Adjustment Meeting.

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

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

**Items on the Consent Agenda**

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

**\*5-a Minutes from June 7, 2023 Study Session and Public Hearing.**

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Wagner – Allen– Lynam – Jones - Reed - Hoffman - Glover

NAYS – None

ABSENT – None

ABSTAINED – None

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

- \*6-a Case No.: BOA22-01324 (Approval with Conditions)**  
Location: Within the 200 and 300 blocks of East McKellips Road. Located west of Mesa Drive and north of McKellips Road.  
Subject: Requesting a Substantial Conformance Improvement Permit (SCIP) to allow for deviations from certain development standards to allow for new site improvements at an existing manufactured home community in the Multiple Residence-4 (RM-4) zoning district.  
Decision: Approval with conditions  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-01324 was made by Boardmember Lynam as read by Vice Chair Allen and seconded by Boardmember Hoffman.

**Conditions of Approval:**

1. Compliance with the final site plan and landscape plan as submitted.
2. Compliance with case ZON22-01325
3. Compliance with all City Development Codes and regulations, except as identified in Table 1 of this report.
4. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

**Consent Agenda Approved**

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Wagner – Allen– Lynam – Jones - Reed - Hoffman - Glover

NAYS – None

ABSENT – None

ABSTAINED – None

- \*6-b Case No.: BOA23-00286 (Approval with Conditions)**  
Location: Within the 2100 block of South Power Road (east side) and within the 6800 block of East Kiowa Avenue (north side). Located east of Power Road and south of Baseline Road. (1± acres).  
Subject: Requesting a Substantial Conformance Improvement Permit to allow for deviations from certain development standards to allow for the development of a restaurant with drive-through in a Limited Commercial with a Planned Area Development overlay (LC-PAD) district.  
Decision: Approval with conditions  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA23-00286 was made by Boardmember Lynam as read by Vice Chair Allen and seconded by Boardmember Hoffman.

**Conditions of Approval:**

1. Compliance with the final site plan and landscape plan as submitted.
2. Compliance with all City Development Codes and regulations, except as identified in Table 1 of this report.
3. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

**Consent Agenda Approved**

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Wagner – Allen– Lynam – Jones - Reed - Hoffman - Glover

NAYS – None

ABSENT – None

ABSTAINED – None

**\*6-c Case No.: BOA23-00392 (Approval with Conditions)**  
Location: 3130 E Baseline Road. Located east of South Lindsay Road and north of East Baseline Road.  
Subject: Requesting a modification to an existing Comprehensive Sign Plan in the Limited Commercial with a Planned Area Development overlay (LC-PAD) zoning district.  
Decision: Approval with conditions  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA23-00392 was made by Boardmember Lynam as read by Vice Chair Allen and seconded by Boardmember Hoffman.

**Conditions of Approval:**

1. Signage to be reviewed and approved through a separate permit application.
2. Compliance with the sign plan documents submitted.
3. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

**Consent Agenda Approved**

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Wagner – Allen– Lynam – Jones - Reed - Hoffman - Glover

NAYS – None

ABSENT – None

ABSTAINED – None

- \*6-d Case No.: BOA23-00397 (Approval with Conditions)**  
Location: Within the 6700 block of East Avalon Street. Located north of Main Street and west of Power Road.  
Subject: Requesting a Special Use Permit (SUP) and a Development Incentive Permit (DIP) to allow for the installation of a freestanding communications facility in the Limited Commercial (LC) zoning district.  
Decision: Approval with conditions  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA23-00397 was made by Boardmember Lynam as read by Vice Chair Allen and seconded by Boardmember Hoffman.

**Conditions of Approval:**

1. Compliance with the final documents submitted with this application.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
4. Compliance with all requirements of ZON23-00410.

**Consent Agenda Approved**

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Wagner – Allen– Lynam – Jones - Reed - Hoffman - Glover

NAYS – None

ABSENT – None

ABSTAINED – None

**\*6-e Case No.: BOA23-00462 (Continued to September 6, 2023)**  
Decision: Continued to September 6, 2023  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to continue case BOA23-00462 was made by Boardmember Lynam as read by Vice Chair Allen and seconded by Boardmember Hoffman.

**Consent Agenda Approved**

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Wagner – Allen– Lynam – Jones - Reed - Hoffman - Glover

NAYS – None

ABSENT – None

ABSTAINED – None

- \*6-f Case No.: BOA23-00468 (Approval with Conditions)**  
Location: 3264 E. Hope Circle. Located west of Val Vista Drive and south of McLellan Road.  
Subject: Requesting a Minor Modification to an approved Planned Area Development (PAD) in the Single Residence-35 (RS-35) zoning district.  
Decision: Approval with conditions  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA23-00468 was made by Boardmember Lynam as read by Vice Chair Allen and seconded by Boardmember Hoffman.

**Conditions of Approval:**

1. Compliance with the Legacy PAD, as approved by Z02-003, and subsequent modifications, as modified by this request.
2. Compliance with all applicable City of Mesa Development Codes and regulations.
3. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

**Consent Agenda Approved**

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Wagner – Allen– Lynam – Jones - Reed - Hoffman - Glover

NAYS – None

ABSENT – None

ABSTAINED – None



**7 Adjournment.**

Boardmember Hoffman moved to adjourn the Public Hearing and was seconded by Boardmember Lynam. Without objection, the Public Hearing was adjourned at 6:23 p.m.

Respectfully submitted,

Evan Balmer,  
On behalf of Zoning Administrator (Mary Kopaskie-Brown)