



Planning and Zoning Board

Meeting Minutes

Mesa City Council Chambers – Upper Level, 57 East 1st Street

Date: July 23, 2025 Time: 4:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT

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

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Evan Balmer
Joshua Grandlienard
Chloe Durfee Daniel
Alexis Wagner

OTHERS PRESENT:

Call Meeting to Order.

Chair Ayers called the meeting to order 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 Pitcher, seconded by Boardmember Montes, that the consent agenda items be approved.

Vote (7-0)

Upon tabulation of vote, it showed:

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

NAYS – None

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the July 9, 2025, Planning and Zoning Board meeting.

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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

3 Take action on the following zoning cases:

- 3-a** ZON25-00221 "Signal Butte & Germann," 4.1± acres located approximately 815 feet north of the northeast corner of South Signal Butte Road and East Germann Road. Major Site Plan Modification and amending Condition of Approval No. 1 for case ZON24-00038 for the development of an approximately 45,000± square foot industrial development. (District 6).

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

Principal Planner Evan Balmer made a correction to the agenda language to read as follows ZON25-00221 "Signal Butte & Germann," 4.1± acres located approximately 815 feet north of the northeast corner of South Signal Butte Road and East Germann Road. Major Site Plan Modification for the development of an approximately 45,000± square foot industrial development. (District 6).

The Board recommends to approve case ZON25-00221 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00222.
3. Compliance with all applicable City development codes and regulations.
4. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
5. Prior to the issuance of any building permit, record a cross-access easement with the adjacent property to the south, APN 304-63-996A.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Mesa Gateway Airport prior to or concurrently with the recordation of the Final Plat or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 2.5 mile of Mesa Gateway Airport
 - e. All Final Plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

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MINUTES OF THE JULY 23, 2025, PLANNING & ZONING BOARD MEETING

Vote (7-0)

Upon tabulation of vote, it showed:

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

NAYS – None

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4 Adjournment.

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

Vote (7-0)

Upon tabulation of vote, it showed:

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

NAYS – None

The public hearing was adjourned at 4:05 pm.

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Respectfully submitted,

Benjamin Ayers
Planning and Zoning Board Chair

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