

# Planning and Zoning Board

## *Meeting Minutes*

Mesa City Council Chambers – Upper Level, 57 East 1<sup>st</sup> Street

Date: March 12, 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  
Cassidy Welch  
Chloe Durfee Daniel  
Kwasi Abebrese  
Alexis Wagner

### **OTHERS PRESENT:**

### **Call Meeting to Order.**

Chair Ayers 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 Peterson, seconded by Vice Chair Pitcher, 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 February 26, 2025, Planning and Zoning Board meeting.

**3 Take action on the following zoning cases:**

- \*3-a ZON24-00962 "Longbow 202 Shell Building,"** 7± acres located approximately 840± feet west of the northwest corner of North Recker Road and East McDowell Road. Site Plan Review and Special Use Permit for a 98,296± square foot industrial development. J & R Repair Service of Arizona LLC, Owner; Karen Ohmann, Deutsch Architecture Group, Applicant. **(District 5)**

**Planner: Kwasi Abebrese**

**Staff Recommendation: Approval with conditions**

**The Board recommends to approve case ZON24-00962 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review, Case No. DRB24-00961.
3. Compliance with all City development codes and regulations.
4. 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 Falcon Field Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
  - b. Due to the proximity to Falcon Field 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 miles of Falcon Field Airport.

**Vote (7 – 0)**

Upon tabulation of vote, it showed:

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

NAYS – None

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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](http://www.mesaaz.gov)**

MINUTES OF THE MARCH 12, 2025 PLANNING & ZONING BOARD MEETING

- \*3-b ZON24-01061 "The Rosetta Room,"** 0.4± acres located at 104 E. 1st Avenue. Site Plan Review and Special Use Permit for a 8,650± square foot commercial entertainment, coffee shop and general retail development. Glen Kelly, MGKELLY COMPANY LLC, Owner; Michelle Donovan, Applicant. **(District 4)**

**Planner: Chloe Durfee Daniel**

**Staff Recommendation: Approval with conditions**

**The Board recommends to approve case ZON24-01061 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Recordation of a Parking Agreement between parcels 138-39-014C, 138-45-015, 138-45-016C, 138-45-021, 138-45-027A, 138-45-036C and 138-45-036D prior to the issuance of any building permits. If an off-site parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by the Mesa Zoning Ordinance.

**Vote (7 – 0)**

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE MARCH 12, 2025 PLANNING & ZONING BOARD MEETING

**4 Discuss and make a recommendation to the City Council on the following zoning cases:**

- \*4-a ZON24-00876 "Medina Station Freeway Landmark Monument,"** 61± acres located at the southeast corner of East Southern Avenue and South Signal Butte Road. Council Use Permit for a Freeway Landmark Monument. Bela Flor Holdings, LLC, Owner; Davis Signs and Graphics, Applicant. **(District 5)**

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

**The Board recommends to approve case ZON24-00876 conditioned upon:**

1. Compliance with the final sign plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-01010.
3. Compliance with all City development codes and regulations.

**Vote (7 – 0)**

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE MARCH 12, 2025 PLANNING & ZONING BOARD MEETING

**5 Adjournment.**

Boardmember Carpenter motioned to adjourn the meeting. The motion was seconded by Vice Chair Pitcher.

**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 4:04 pm.

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

Respectfully submitted,



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Benjamin Ayers  
Planning and Zoning Board Chair

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