

Mesa Council Chambers Lower Level – 57 E 1st St

Date: April 3, 2024 Time: 5:30 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Vice Chair Shelly Allen
Boardmember Nicole Lynam
Boardmember Chris Jones
Boardmember Heath Reed

MEMBERS ABSENT:

Boardmember Ethel Hoffman
Boardmember Troy Glover

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

STAFF PRESENT:

Kelly Whittemore
Evan Balmer
Jennifer Merrill
Joshua Grandlienard
Chloe Durfee Daniel
Sergio Solis
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner excused Boardmember Hoffman and Boardmember Glover and declared a quorum present, and the Public Hearing was called to order at 5:30 pm.

2 Take action on all Consent Agenda items.

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

Items on the Consent Agenda

3 Approval of the following minutes from previous meeting:

***3-a Minutes from March 6, 2024 Study Session and Public Hearing.**

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Lynam – Jones - Reed

NAYS – None

ABSENT – Hoffman - Glover

ABSTAINED – None

4 Take action on the following cases:

***4-a Case No.: BOA24-00055 (Approval with Conditions)**

Location: 777 West Southern Avenue

Subject: Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards within the Limited Commercial (LC) 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 BOA24-00055 was made by Boardmember Jones as read by Vice Chair Allen seconded by Boardmember Lynam.

Conditions of Approval:

1. Compliance with the final site plan and landscape plan.
2. Compliance with Zoning Case No. ZON24-00056.
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: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Lynam – Jones - Reed

NAYS – None

ABSENT – Hoffman - Glover

ABSTAINED – None

***4-b Case No.: BOA24-00057 (Approval with Conditions)**
Location: 735 South Penrose Circle. Located south of Broadway Road and east of Greenfield Road.
Subject: Requesting a Special Use Permit for the expansion of a non-conforming structure within the Single Residence 6 with a Planned Area Development overlay (RS-6-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 BOA24-00057 was made by Boardmember Jones as read by Vice Chair Allen seconded by Boardmember Lynam.

Conditions of Approval:

1. Compliance with the final site plan as submitted.
2. Compliance with all City Development Codes and regulations.

Consent Agenda Approved

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Lynam – Jones - Reed

NAYS – None

ABSENT – Hoffman - Glover

ABSTAINED – None

***4-c Case No.: BOA24-00133 (Approval with Conditions)**
Location: 922 South Country Club Drive. Located north of Southern Avenue on the west side of Country Club Drive.
Subject: Requesting a Special Use Permit to exceed the annual number of special events allowed in the General Commercial with a Planned Area Development overlay (GC-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 BOA24-00133 was made by Boardmember Jones as read by Vice Chair Allen seconded by Boardmember Lynam.

Conditions of Approval:

1. Compliance with the applicant's project narrative and site plan, except as modified by the conditions below.
2. Compliance with all City development codes and regulations.
3. Overflow parking must be, at a minimum, a dust proof surface of decomposed granite or asphalt millings and provided for the temporary parking located at southeast corner of the site.
4. Prior to operations, the applicant must obtain a Special Event License for each event through the City of Mesa Parks, Recreation, and Community Facilities Department.
5. Events shall operate between the hours of 8:00 AM and 10:00 PM.
6. The Special Use Permit will allow up to 25 events per calendar year.
7. The Special Use Permit shall automatically expire on December 31, 2026.

Consent Agenda Approved

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Lynam – Jones - Reed

NAYS – None

ABSENT – Hoffman - Glover

ABSTAINED – None

5 Adjournment.

Boardmember Lynam moved to adjourn the Public Hearing and was seconded by Vice Chair Allen. Without objection, the Public Hearing was adjourned at 5:35 p.m.

Respectfully submitted,

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