

# Planning and Zoning Board



## *Study Session Minutes*

Mesa City Council Chambers – Lower Level, 20 E. Main St.

Date: March 25, 2026 Time: 3:30 p.m.

### **MEMBERS PRESENT:**

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

### **MEMBERS ABSENT**

Genessee Montes

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

### **STAFF PRESENT:**

Mary Kopaskie-Brown  
Evan Balmer  
Cassidy Welch  
Kirstin Dvorchak  
Joshua Grandlienard  
Jennifer Merrill  
Danika Heying

### **OTHERS PRESENT:**

#### **1 Call meeting to order.**

Chair Ayers declared a quorum present, Boardmember Montes was absent; the meeting was called to order at 3:31 pm.

#### **2 Review items on the agenda for March 25, 2026, regular Planning and Zoning Board Hearing.**

**Staff Planner Joshua Grandlienard presented ZON25-00966. See attached presentation.**

The Boardmembers had no questions for staff.

Presentation only; no formal action taken by the Board.

**Staff Planner Cassidy Welch presented GPA25-00283. See attached presentation.**

The Boardmembers had no questions for staff.

Presentation only; no formal action taken by the Board.

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**Staff Planner Cassidy Welch presented ZON25-00288. See attached presentation.**

Boardmember Peterson requested clarification regarding the proposed reduction of the front yard setback for the garage to 18 feet, specifically questioning if the depth would be sufficient to prevent parked vehicles from overhanging the sidewalk. Staff Planner, Cassidy Welch, responded that staff does not have concerns regarding the 18-foot dimension. Ms. Welch noted that the measurement is consistent with standard 18-foot commercial parking stall depths and provides adequate length for a typical vehicle.

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

**Staff Planner Jennifer Merrill presented GPA25-00233. See attached presentation.**

The Boardmembers had no questions for staff.

Presentation only; no formal action taken by the Board.

**Staff Planner Jennifer Merrill presented ZON25-00234. See attached presentation.**

Boardmember Peterson requested clarification regarding the eastern boundary of the landscape buffer and whether an existing wall separated the subdivision from the adjacent industrial lots. Staff Planner, Jennifer Merrill, confirmed the presence of an existing block wall along the entire eastern property line. The applicant indicated a willingness to perform repairs or improvements to the wall if it is found to be in poor condition.

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

**3 Planning Director Update:**

Mary Kopaskie-Brown, Planning Director, had no updates for the Board.

**4 Adjournment.**

Chair Ayers motioned to adjourn the study session. The motion was seconded by Boardmember Farnsworth.

The study session was adjourned at 3:45 pm.

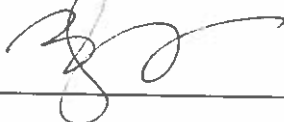
**Vote (6-0; Boardmember Montes, absent)**

Upon tabulation of vote, it showed:

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

NAYS – None

Respectfully submitted,



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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)**

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Benjamin Ayers  
Planning and Zoning Board Chair

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