



DESIGN REVIEW BOARD ACTION MINUTES

August 11, 2026

The Design Review Board of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on August 11, 2026, at 4:30 p.m.

BOARD PRESENT

Chairperson Dane Astle
Vice Chairperson Ryan Circello
Denise Dunlop
Nicole Lynam
Megan Neal
Shelly Udall
David Winstanley

BOARD ABSENT

STAFF PRESENT

Evan Balmer
Charlotte Bridges
Joshua Grandlienard

Chairperson Astle conducted a roll call.

1. Approval of minutes from previous meetings.

1a Minutes from the June 9, 2026 Design Review Board meeting.

It was moved by Boardmember Winstanley, seconded by Boardmember Udall, that the July 14, 2026, Design Review Board meeting minutes be approved.

Upon tabulation of votes, it showed:

AYES– Astle–Circello–Dunlop–Lynam–Neal–Udall–Winstanley

NAYS – None

ABSENT – None

Chairperson Astle declared the motion carried unanimously.

2. Election of the Design Review Officers:

a. Chair Dane Astle

Upon tabulation of votes, it showed:

AYES– Astle–Circello–Dunlop–Lynam–Neal–Udall–Winstanley

NAYS – None

ABSENT – None

b. Vice Chair
Ryan Circello

Upon tabulation of votes, it showed:

AYES– Astle–Circello–Dunlop–Lynam–Neal–Udall–Winstanley

NAYS – None

ABSENT – None

Chairperson Astle declared the motion carried unanimously.

3. Discuss and provide direction on the following Preliminary Design Review cases:

- 3a DRB24-00707. "Park North Multi-Family," 5± acres approximately 270 feet east of the northeast corner of South Power Road and East Guadalupe Road. Design Review to allow for a 78-unit Multiple Residence development. (District 6)

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

- 3b DRB25-00407. "Mountain America Credit Union," 1.5± acres located at the northeast corner of East McKellips Road and North Recker Road. Design Review to allow for the development of an approximately 7,962 square foot Financial Institution with drive-thru facilities. (District 5)

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

- 3c DRB25-00903. "Terrible's Commercial Development," 1.3± acres located approximately 1,500 feet south of the southwest corner of South Crismon Road and East Southern Avenue. Design Review to allow for an approximately 4,689 square foot Convenience Market with an approximately 4,156 square foot Service Station. (District 5)

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

- 3d DRB25-00910. "RV Service Building," 5.8± acres located at 2038 North Country Club Drive. Design Review to allow for an approximately 7,975 square foot expansion of an existing Automobile/Vehicle Sales Facility. (District 3)

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

- 3e ZON26-00411. "ER2," 8.70± acres located approximately 630± feet south of the of the southwest corner of North Greenfield Road and East McDowell Road. Alternative Compliance request to allow for an approximately 155,597 square foot Office and Warehouse development. (District 5)

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

- 3f ZON26-00414. "Magna Steyr Canopies," 10.8± acres located at 7237 E Pecos Road. Alternative Compliance Request to allow for the expansion of an Outdoor Storage facility. (District 6)

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

4. Staff update.

No update.

5. Adjourn.

Without objection, the Design Review Board adjourned at 6:35 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Design Review Board meeting of the City of Mesa, Arizona, held on 11th day of August 2026. I further certify that the meeting was duly called and held and that a quorum was present.

DANE ASTLE, CHAIRPERSON

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