

City of Mesa

City Council Chambers
57 E. First Street



Meeting Minutes

Wednesday, July 3, 2024

5:30 PM

Lower Council Chambers

Board of Adjustment Public Hearing

Chair Alexis Wagner
Vice Chair Shelly Allen
Boardmember Nicole Lynam
Boardmember Heath Reed
Boardmember Troy Glover
Boardmember Todd Trendler
Boardmember Gerson Barrera

Consent Agenda - All items listed with an asterisk (*) will be considered as a group by the Board and will be enacted in one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests. If a request is made, the item will be removed from the Consent Agenda and considered as a separate item, following adoption of the Consent Agenda.

1 Call meeting to order.

Chair Wagner called the meeting to order at 5:30 pm.

2 Take action on all Consent Agenda items.

Items on the Consent Agenda

3 Approval of the following minutes from previous meetings:

**3-a Minutes from June 5, 2024 Study Session and Public Hearing.

Approved (4-0 Boardmember Reed, Boardmember Glover and Boardmember Trendler Absent)

4 Take action on the following cases:

4-a **BOA24-00229 - "AZ International Marketplace" (District 3). 1920 West Broadway Road. Located east of Dobson Road on the north side of Broadway Road. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan in the Light Industrial (LI) District.

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

Approved (4-0 Boardmember Reed, Boardmember Glover and Boardmember Trendler Absent)

- **4-b BOA24-00421 - "Raths Project" (District 2).** 5001 East Main Street, Lot 910. Located west of Higley Road and south of Main Street. Requesting a minor modification to an existing Planned Area Development (PAD) overlay to allow for a reduction to the required front yard setback in a manufactured home subdivision in the Multiple Residential 2 district with a Planned Area Development overlay (RM-2-PAD) District.

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

Approved (4-0 Boardmember Reed, Boardmember Glover and Boardmember Trendler Absent)

- **4-c BOA24-00452 - "The Nile Theater Marquee" (District 4).** 105 West Main Street. Located south of Main Street and east of Country Club Drive. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan in the Downtown Core with a Downtown Events overlay (DC-DE) District.

Staff Planner: Emily Johnson

Recommendation: Continued to August 7, 2024

- **4-d BOA24-00492 - "Melton Project" (District 2).** 5001 East Main Street, Lot 1396. Located west of Higley Road and south of Main Street. Requesting a minor modification to an existing Planned Area Development (PAD) overlay to allow for a reduction to the required front yard setback in a manufactured home subdivision in the Multiple Residential 2 district with a Planned Area Development overlay (RM-2-PAD) District.

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

Approved (4-0 Boardmember Reed, Boardmember Glover and Boardmember Trendler Absent)

****4-e BOA24-00493 - "Pearson Project" (District 2).** 5001 East Main Street, Lot 942. Located west of Higley Road and south of Main Street. Requesting a minor modification to an existing Planned Area Development (PAD) overlay to allow for a reduction to the required front yard setback in a manufactured home subdivision in the Multiple Residential 2 district with a Planned Area Development overlay (RM-2-PAD) District.

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

Approved (4-0 Boardmember Reed, Boardmember Glover and Boardmember Trendler Absent)

5 Adjournment.

Approved (4-0 Boardmember Reed, Boardmember Glover and Boardmember Trendler Absent)

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 servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al 480-644-2767.