

Mesa Council Chambers Lower Level – 57 E 1st St

Date: October 4, 2023 Time: 5:30 p.m.

MEMBERS PRESENT:

Vice Chair Shelly Allen
Boardmember Nicole Lynam
Boardmember Heath Reed
Boardmember Ethel Hoffman
Boardmember Troy Glover

MEMBERS ABSENT:

Chair Alexis Wagner
Boardmember Chris Jones

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

STAFF PRESENT:

Evan Balmer
Jennifer Merrill
Charlotte Bridges
Emily Johnson
Sergio Solis
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Vice Chair Allen excused Chair Wagner and Boardmember Jones from the entire meeting and declared a quorum present, and the Public Hearing was called to order at 5:32 p.m.

2 Take action on all Consent Agenda items.

A motion to approve the Consent Agenda was made by Boardmember Lynam as read by Boardmember Lynam seconded by Boardmember Reed.

Items on the Consent Agenda

3 Approval of the following minutes from previous meeting:

***3-a Minutes from September 6, 2023 Study Session and Public Hearing.**

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Allen– Lynam - Reed - Hoffman - Glover

NAYS – None

ABSENT – Wagner – Jones

ABSTAINED – None

4 Take action on the following cases:

***4-a Case No.: BOA22-00672 (Approval with Conditions)**

Location: 1562 East Baseline Road. Located east of Stapley Drive and north Baseline Road.

Subject: Requesting a Substantial Conformance Incentive Permit (SCIP) to allow deviations from certain development standards.

Decision: Approval with conditions

Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-00672 was made by Boardmember Lynam as read by Boardmember Lynam seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with the final site plan and landscape plan as submitted.
2. Compliance with case ZON22-01082
3. Compliance with case DRB22-001275
4. Compliance with all City Development Codes and regulations, except as identified in Table 1 of this report.
5. 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 – Allen– Lynam - Reed - Hoffman - Glover

NAYS – None

ABSENT – Wagner – Jones

ABSTAINED – None

- *4-b Case No.: BOA23-00156 (Continued to November 1, 2023)**
Decision: Continued to November 1, 2023
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to continue case BOA23-00156 was made by Boardmember Lynam as read by Boardmember Lynam seconded by Boardmember Reed.

Consent Agenda Approved

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Allen- Lynam - Reed - Hoffman - Glover

NAYS – None

ABSENT – Wagner – Jones

ABSTAINED – None

- *4-c Case No.: BOA23-00340 (Approval with Conditions)**
Location: 1146 East 3rd Avenue, Mesa, AZ 85204
Subject: Requesting a Special Use Permit (SUP) to expand an existing legal nonconforming structure into a legal nonconforming yard in the Single Residence-6 (RS-6) 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 BOA23-00340 was made by Boardmember Lynam as read by Boardmember Lynam seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with the site plan submitted.
2. Issuance of a building permit for the expansion of the nonconforming residence.
3. Compliance with all City Development Codes and regulations.

Consent Agenda Approved

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Allen- Lynam - Reed - Hoffman - Glover

NAYS – None

ABSENT – Wagner – Jones

ABSTAINED – None

***4-d Case No.: BOA23-00576 (Approval with Conditions)**
Location: 48 West Main Street
Subject: Requesting a Special Use Permit (SUP) to allow a Comprehensive Sign Plan (CSP) for a commercial development.
Decision: Approval with conditions
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA23-00576 was made by Boardmember Lynam as read by Boardmember Lynam seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with the sign plan documents submitted.
2. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
3. All signage to be reviewed and approved through a separate sign permit application.

Consent Agenda Approved

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Allen- Lynam - Reed - Hoffman - Glover

NAYS – None

ABSENT – Wagner – Jones

ABSTAINED – None

***4-e Case No.: BOA23-00583 (Approval with Conditions)**
Location: 1008 North Greenfield Road
Subject: Requesting a Variance to exceed the maximum fence height in the required front setback in the Agricultural (AG) 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 BOA23-00583 was made by Boardmember Lynam as read by Boardmember Lynam seconded by Boardmember Reed.

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 – Allen– Lynam - Reed - Hoffman - Glover

NAYS – None

ABSENT – Wagner – Jones

ABSTAINED – None

- *4-f Case No.: BOA23-00622 (Approval with Conditions)**
Location: Within the 500 block of East Main Street (south side), within the 500 block of East 2nd avenue (north side), within the 0 to 200 blocks of south Lesueur (east side) and within the 0 to 200 blocks of south Hobson (west side). Located south of Main Street, north of 2nd Avenue, east of Lesueur, and west of Hobson
Subject: Requesting a Special Use Permit (SUP) for a Special Event to exceed a duration of four consecutive days in the General Commercial (GC), Downtown Residence-2 (DR-2) and Multiple Residence-2 (RM-2) Districts.
Decision: Approval with conditions
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA23-00622 was made by Boardmember Lynam as read by Boardmember Lynam seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with Figure 1: Aerial Map within the applicant’s Special Use Permit Narrative and the project narrative.
2. Compliance with all requirements of the Development Services Department.
3. Compliance with all requirements of the Business Services Department regarding application for and issuance of a Special Event License.
4. The Special Use Permit shall not expire for this Special Event unless there are major changes to the site plan as determined by the Planning Director.

Consent Agenda Approved

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Allen– Lynam - Reed - Hoffman - Glover

NAYS – None

ABSENT – Wagner – Jones

ABSTAINED – None

- *4-g Case No.: BOA23-00666 (Continued to November 1, 2023)**
Decision: Continued to November 1, 2023
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to continue case BOA23-00666 was made by Boardmember Lynam as read by Boardmember Lynam seconded by Boardmember Reed.

Consent Agenda Approved

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Allen- Lynam - Reed - Hoffman - Glover

NAYS – None

ABSENT – Wagner – Jones

ABSTAINED – None

- *4-i Case No.: BOA23-00725 (Continued to November 1, 2023)**
Decision: Continued to November 1, 2023
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to continue case BOA23-00725 was made by Boardmember Lynam as read by Boardmember Lynam seconded by Boardmember Reed.

Consent Agenda Approved

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Allen- Lynam - Reed - Hoffman - Glover

NAYS – None

ABSENT – Wagner – Jones

ABSTAINED – None

Items not on the Consent Agenda

5 Act on the following case:

***4-h Case No.: BOA23-00669 (Approval with Conditions)**

Location: 2604 North Robin Circle. Located south of McDowell Road and east of Lindsay Road.

Subject: Requesting a Variance to allow a detached accessory structure to exceed eight feet in height and 200 square feet of roof area within a required side yard, and outside of the rear quarter of the lot.

Decision: Approval with conditions

Summary: This item was on the consent agenda and not discussed on an individual basis

Staff member Charlotte Bridges presented case BOA23-00669 to the Board.

See attached presentation.

Vice Chair Allen questioned if the gazebo could be moved into required setbacks.

Owner Sandra Griffin, 2604 W Robin Circle - answered, the gazebo could not be moved due to trees in the setback area. Sandra also stated the gazebo was built on an existing cement pad and there was no other location to place the gazebo.

Jermy Keysecor, 2613 N Robin Circle - expressed their opposition to this project.

Jean Medeco, 2612 N Robin Circle - expressed their opposition to this project.

Greg Medeco, 2612 N Robin Circle - expressed their opposition to this project.

Boardmembers discussed the merits of the case.

A motion to approve case BOA23-00669 was made by Boardmember Hoffman and not seconded by any Boardmember.

Motion failed

A motion to deny case BOA23-00669 was made by Vice Chair Allen and seconded by Boardmember Lynam.

Vote: 2-3

Upon tabulation of vote, it showed:

AYES – Allen– Lynam

NAYS – Reed - Hoffman - Glover

ABSENT – Wagner – Jones

ABSTAINED – None

Motion failed

A motion to approve case BOA23-00669 was made by Boardmember Hoffman and seconded by Boardmember Glover.

Conditions of Approval:

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

Vote: 3-2

Upon tabulation of vote, it showed:

AYES – Reed - Hoffman - Glover

NAYS – Allen- Lynam

ABSENT – Wagner – Jones

ABSTAINED – None

5 Adjournment.

Boardmember Glover moved to adjourn the Public Hearing and was seconded by Boardmember Hoffman. Without objection, the Public Hearing was adjourned at 6:29 p.m.

Respectfully submitted,

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