

City of Mesa

*Council Chambers
57 E. First Street*



Meeting Minutes

Wednesday, August 27, 2025

4:00 PM

Council Chambers

Planning and Zoning Board - Public Hearing

*Chair Benjamin Ayers
Vice Chair Troy Peterson
Boardmember Jeff Pitcher
Boardmember Genessee Montes
Boardmember Jamie Blakeman
Boardmember Jayson Carpenter
Boardmember Chase Farnsworth*

Consent Agenda - All items listed with an asterisk (*) will be considered as a group by the Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen requests, in which the item will be removed from the consent agenda, prior to the vote, and considered as a separate item.

Items on this agenda that must be adopted by ordinance and/or resolution will be on a future City Council agenda. Anyone interested in attending the City Council public hearing should call the Planning Division at (480) 644-2385 or review the City Council agendas on the City's website at www.mesaaz.gov to find the agenda on which the item(s) will be placed.

Call meeting to order.

Chair Ayers called the meeting to order at 4:01 pm.

- 1 Take action on all consent agenda items.

Items on the Consent Agenda

- 2 Approval of minutes from previous meetings.

**2-a Minutes from the August 13, 2025 Planning and Zoning Board meeting.

Approved (7-0)

3 Take action on the following zoning cases:

- **3-a ZON24-00859 "Walmart Fuel Center"** 1.4± acres located approximately 1,380 feet south of the southwest corner of East Williams Field Road and South Mountain Road. Site Plan Review and Special Use Permit for a service station. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

Approved (7-0)

4 Review, discuss and make a recommendation to the City Council regarding the following proposed amendment to the Mesa City Code:

- **4-a** Proposed amendments to Chapter 36 of Title 11 of the Mesa City Code pertaining to legal nonconforming uses, lots/parcels, structures, and sites, and legal procedurally conforming uses and structures. The amendments repeal in its entirety Chapter 36 - Nonconforming Uses, Structures, and Lots and adopt a new Chapter 36 titled, "Nonconforming and Procedurally Conforming." **(Citywide)**

Planner: Rachel Phillips

Staff Recommendation: Adoption

Approved (7-0)

5 Adjournment.

Approved (7-0)

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.