

Planning and Zoning Board



Study Session Minutes

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

Date: December 10, 2025 Time: 3:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Troy Peterson
Jeff Pitcher*
Jamie Blakeman
Jayson Carpenter
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
Rachel Phillips
Cassidy Welch
Kirstin Dvorchak
Kellie Rorex
Chloe Durfee Daniel
Kwasi Abebrese
Alexis Wagner
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 3:03 pm.

2 Review items on the agenda for December 10, 2025, regular Planning and Zoning Board Hearing.

Staff Planner Kellie Rorex presented case ZON25-00827. See attached presentation.

In response to the Boards concerns regarding the parking reduction staff explained that the supporting parking study justifies the reduction based on the unit/bedroom mix, confirmed there were no changes to the project from prior approval, and noted that no public opposition had been received.

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Staff Planner Chloe Durfee Daniel presented case ZON25-00324. See attached presentation.

Boardmember Pitcher noted that the plan included a proposed 50-foot private cross-access easement and asked to confirm if this would be required to be seen and reviewed before the project is finalized. Staff confirmed that Boardmember Pitcher's assumption was correct.

Staff Planner Kwasi Abebrese presented case ZON25-00525. See attached presentation.

The Board had no questions for staff.

Case ZON25-00210 was continued to the January 14, 2025, Planning and Zoning Board Meeting.

Case ZON25-00313 was continued to the January 14, 2025, Planning and Zoning Board Meeting.

Staff Planner Rachel Phillips and Planning Director Mary Kopaskie-Brown presented Administration Text Amendments. See attached presentation

The Study Session on Administrative Review Text Amendments generated several questions primarily focused on the implications of the proposed changes for the Planning and Zoning Board and project lifecycles. Key concerns included the proposed Board composition, with a Boardmember questioning the rationale for only one design-related alternate, which Staff explained was to maintain a community-based perspective rather than becoming overly focused on design. The Board also sought clarification on their expanded role, confirming that they will now review project-specific design guidelines (like street design) during the rezoning process to streamline approvals. On project expiration, Board members asked why plans needed to expire if the process was being simplified, to which Staff responded that expirations are necessary to ensure significantly delayed projects meet current standards and confirmed that courtesy notices will be sent 90 and 30 days before a plan expires. Finally, Staff confirmed that the amendments are expected to be effective in late February or early March pending City Council approval in January.

- 3 **Planning Director Update:** Planning Director Mary Kopaskie-Brown introduced Richard Jean-Baptiste as the new urban designer for the city, highlighting his role in helping deliver high-quality design in response to city council goals.

4 **Adjournment.**

Vice Chair Peterson motioned to adjourn the study session. The motion was seconded by Boardmember Carpenter.

The study session was adjourned at 4:47 pm.

Vote (6-0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

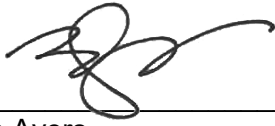
AYES – Ayers, Peterson, Pitcher, Blakeman, Carpenter, Farnsworth,

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NAYS – None

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'B. Ayers', written over a horizontal line.

Benjamin Ayers
Planning and Zoning Board Chair

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