

BOARD OF ADJUSTMENT PUBLIC HEARING MEETING MINUTES

May 6, 2026

The Board of Adjustment of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on May 6, 2026, at 5:30 p.m.

BOARD PRESENT

Alexis Wagner, Chairperson
Shelly Allen, Vice Chair
Todd Trendler
Janice Paul
Gerson Barrera

BOARD ABSENT

Troy Glover

STAFF PRESENT

Kelly Whittemore
Cassidy Welch
Jennifer Merrill
Vanessa Felix

Chairperson Wagner called the public hearing to order at 5:30 p.m. and conducted a roll call.

Chairperson Wagner excused Boardmember Glover from the entire meeting.

1. Take action on all Consent Agenda items.

All items listed with an asterisk (*) will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen requests, in which event the item will be removed from the consent agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a request must be made prior to the Board's vote on the consent agenda.

It was moved by Boardmember Paul, seconded by Boardmember Trendler, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Wagner–Allen–Trendler– Barrera–Paul
NAYS – None
ABSENT–Glover

Chairperson Wagner declared the motion carried unanimously by those present.

*2. Approval of minutes of previous meetings as written.

*2-a. Minutes from the Study Session and Public Hearing meetings held on January 7, 2026.

*2-b. Minutes from the Study Session and Public Hearing meetings held on April 1, 2026.

3. Take action on the following cases:

- *3-a. **BOA25-00815. "RV Service Building,"** 5.8± acres located at 2038 North Country Club Drive. Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for an expansion to the existing Automobile/Vehicle Sales facility. **(District 3)**

Staff Planner: Kwasi Abebrese
Recommendation: Continue to June 3, 2026

- *3-b. **BOA25-00857. "Mesa Station,"** 0.7± acres located at 245 South Power Road. Substantial Conformance Improvement Permit (SCIP) to allow for deviations from certain development standards to allow for the redevelopment of a Service Station and Automobile/Vehicle Washing facility. **(District 2)**

Staff Planner: Chloe Durfee Daniel
Recommendation: Approval with Conditions

- *3-c. See: **Items not on the Consent Agenda**

- *3-d. **BOA26-00157. "Living Word Church,"** 15.7± acres located at 3520 East Brown Road. Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP). **(District 1)**

Staff Planner: Emily Johnson
Recommendation: Continue to June 3, 2026

- *3-e. **BOA26-00230. "Fry's #55 Fuel Center,"** 7.6± acres located at 6838 East Baseline Road. Revocation of a Special Use Permit (SUP) for a Service Station. **(District 6)**

Staff Planner: Chloe Durfee Daniel
Recommendation: Approval with Conditions

Items not on the Consent Agenda

4. Take action on the following cases:

- *3-c **BOA25-01000. "Power Village,"** 6.7± acres located at the northwest corner of East Broadway Road and South Power Road. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standard to allow for modifications to an existing Group Commercial Center. **(District 2)**

Staff Planner: Chloe Durfee Daniel
Recommendation: Approval with Conditions

It was moved by Boardmember Trendler, seconded by Boardmember Paul, that case number BOA25-01000, "Power Village", be continued to the June 3, 2026, Board of Adjustment meeting.

Upon tabulation of votes, it showed:

AYES – Wagner–Allen–Trendler– Barrera–Paul
NAYS – None
ABSENT–Glover

Chairperson Wagner declared the motion carried unanimously by those present.

5. Adjourn.

Without objection, the Board of Adjustment Public Hearing adjourned at 5:37 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Board of Adjustment meeting of the City of Mesa, Arizona, held on 6th day of May 2026. I further certify that the meeting was duly called and held and that a quorum was present.

ALEXIS WAGNER, CHAIRPERSON