

# Planning and Zoning Board

## Meeting Minutes

Mesa City Council Chambers – Upper Level, 20 East Main Street

Date: April 8, 2026 Time: 4:00 p.m.

### MEMBERS PRESENT:

Benjamin Ayers  
Troy Peterson\*  
Jeff Pitcher\*  
Jayson Carpenter  
Jamie Blakeman  
Genessee Montes

### MEMBERS ABSENT

Chase Farnsworth

(\*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

### STAFF PRESENT:

Mary Kopaskie-Brown  
Kirstin Dvorchak  
Evan Balmer  
Cassidy Welch  
Emily Johnson  
Danika Heying

### OTHERS PRESENT:

### **Call Meeting to Order.**

Chair Ayers excused Boardmember Farnsworth and declared a quorum present, the meeting was called to order at 4:00 pm.

### **1 Take action on all consent agenda items.**

It was moved by Boardmember Carpenter, seconded by Boardmember Blakeman, that the consent agenda items be approved.

### **Vote (6-0; Boardmember Farnsworth, absent)**

Upon tabulation of vote, it showed:

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

NAYS – None

Items on the Consent Agenda

**2 Approval of minutes from previous meetings.**

\*2a Minutes from March 25, 2026, Planning and Zoning Board Meeting.

**3 Discuss and make recommendations to the City Council on the following cases:**

\*3a ZON26-00081. "Brakes Plus Mesa," 0.9± acres located approximately 510± feet north of the northwest corner of South Ellsworth Road and East Elliott Road. Major Site Plan Modification and amending Conditions of Approval No. 1 and No. 6 of Ordinance 5855. This request will allow for an approximately 4,897± square foot minor auto repair development. (District 6)

**Planner: Emily Johnson**

**Staff Recommendation: Approval with Conditions**

**The Board recommends to approve case ZON26-00081 conditioned upon:**

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00972.
3. Compliance with all the requirements of ZON23-00174, except as modified herein.
4. Compliance with all applicable City development codes and regulations.
5. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.

**Vote (6-0; Boardmember Farnsworth, absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Carpenter, Monte

\* \* \* \* \*

**Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at**

[www.mesaaz.gov](http://www.mesaaz.gov)

MINUTES OF THE APRIL 8, 2026, PLANNING & ZONING BOARD MEETING

**5 Adjournment.**

Boardmember Blakeman motioned to adjourn the meeting. The motion was seconded by Boardmember Carpenter.

**Vote (6-0; Boardmember Farnsworth, absent)**

Upon tabulation of vote, it showed:

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

NAYS – None

The public hearing was adjourned at 4:04 pm.

**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 traducción en español, favor de llamar al menos 48 horas antes de la reunión al (480) 644-2767.**

Respectfully submitted,



---

Benjamin Ayers  
Planning and Zoning Board Chair

\* \* \* \* \*

**Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at**