

Board of Adjustment



Public Hearing Meeting Minutes

Mesa City Council Chambers - Lower Level, 20 East Main Street

Date: November 5, 2025 Time: 5:30 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Vice Chair Shelly Allen
Boardmember Heath Reed
Boardmember Todd Trendler
Boardmember Janice Paul

MEMBERS ABSENT:

Boardmember Troy Glover
Boardmember Gerson Barrera

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

STAFF PRESENT:

Kelly Whittemore
Cassidy Welch
Charlotte Bridges
Chloe Durfee Daniel
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner excused Boardmember Glover and Boardmember Barrera was absent, and declared quorum present, and the Public Hearing was called to order at 5:30 p.m.

2 Take action on all Consent Agenda items.

A motion to approve the Consent Agenda as read by Vice Chair Allen was made by Boardmember Trendler and seconded by Boardmember Paul.

Consent Agenda Approved

Vote: 5-0

AYES –Wagner – Allen – Reed – Trendler – Paul

NAYS – None

ABSENT – Glover – Barrera

ABSTAINED – None

Items on the Consent Agenda

3 Approval of the following minutes from previous meeting:

***3-a Minutes from October 1, 2025 Study Session and Public Hearing.**

4 Take action on the following cases:

- *4-b BOA25-00471 "Mint Dispensary,"** 1± acres located at 330 East Southern Avenue. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for a Marijuana Dispensary. **(District 4)**

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

Conditions of Approval:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Site Plan Review Case No. ZON25-00469 and Design Review Board Case No. DRB25-00470.
3. Compliance with all applicable City development codes and regulations.
4. Prior to the issuance of any building permit, apply for and receive approval of an Administrative Use Permit to allow the number of parking spaces to exceed 125% of the minimum required parking spaces or reduce the parking to comply with the Zoning Ordinance.
5. Prior to the issuance of any building permit, submit for and receive approval of a lot combination to combine APN 139-31-057A and APN 139-31-058B.

Vote: 5-0

AYES –Wagner – Allen – Reed – Trendler – Paul

NAYS – None

ABSENT – Glover – Barrera

ABSTAINED – None

- *4-c BOA25-00602 "Fulsome Greenbriar,"** 1± acres located at 955 South Palo Verde Street. Requesting a Variance to reduce the minimum lot width, a Variance to allow a detached structure to encroach into the required rear yard setback, and a Special Use Permit (SUP) to allow a detached structure to exceed the height of the primary building. **(District 5).**

Staff Planner: Charlotte Bridges

Recommendation: Continue to December 3, 2025

Vote: 5-0

AYES –Wagner – Allen – Reed – Trendler – Paul

NAYS – None

ABSENT – Glover – Barrera

ABSTAINED – None

Items not on the Consent Agenda

5 Take action on the following case:

- *4-a BOA25-00403 "Venture Out at Mesa PAD Modification,"** 125.5± acres located in a Recreational Vehicle subdivision at the northwest corner of East Broadway Road and South Higley Road. Requesting a minor modification to an existing Planned Area Development Overlay (PAD) to allow for a reduction in the front setback in a Recreational Vehicle subdivision. **(District 2)**

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

Summary:

Staff member Chloe Durfee Daniel presented case BOA25-00403 to the Board.
See attached presentation.

The board had questions about the total number of lots, the number of lots that were currently non-conforming and the permitting process.

Applicant Amber Coleck and Staff responded to the board's questions.

The following citizens offered comment cards in favor to BOA25-00403 :

- Don and Jan, 202 Douglas
- Joanne Nemes, 5001 Main St # 682
- Bonnie Fauss, 5001 Main St

The board discussed the merits of the case.

A motion to approve case BOA25-00403 was made by Boardmember Paul and seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with the PAD Modification as submitted.
2. Compliance with all requirements of Ordinance Number 3311 and Case Numbers BOA24-00421, BOA24-00492, and BOA24-00493, except as modified by this case.
3. Compliance with all applicable City development codes and regulations.

Vote: 5-0

AYES –Wagner – Allen – Reed – Trendler – Paul

NAYS – None

ABSENT – Glover – Barrera

ABSTAINED – None

6 Adjournment.

Boardmember Paul motioned to adjourn the Public Hearing. The motion was seconded by Boardmember Trendler.

Vote: 5-0

AYES –Wagner – Allen – Reed – Trendler – Paul

NAYS – None

ABSENT – Glover – Barrera

ABSTAINED – None

The public hearing was adjourned at 5:45 p.m.

Respectfully submitted,

Chair Alexis Wagner



BOA25-00403



Request

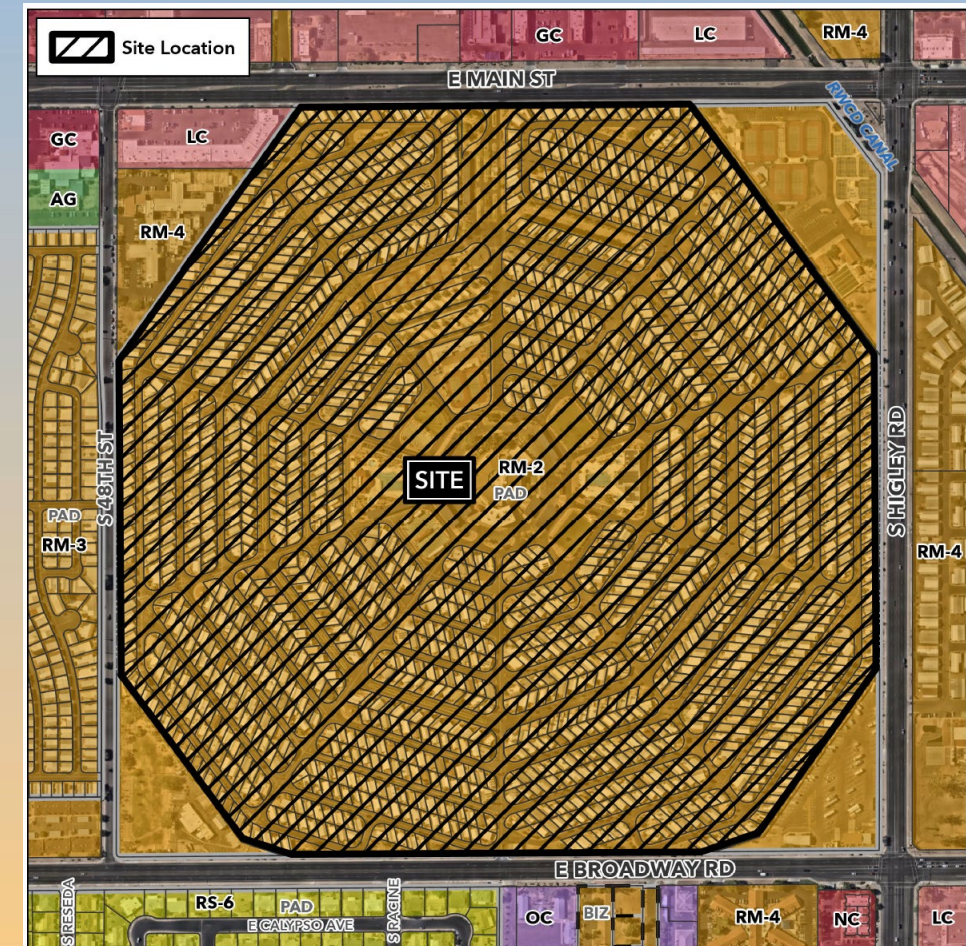
- Minor modifications to a PAD overlay to allow for a reduction to the required front setback of 225 corner lots from 20 feet to 4 feet





Location

- Located at the northwest corner of E. Broadway Road and S. Higley Road

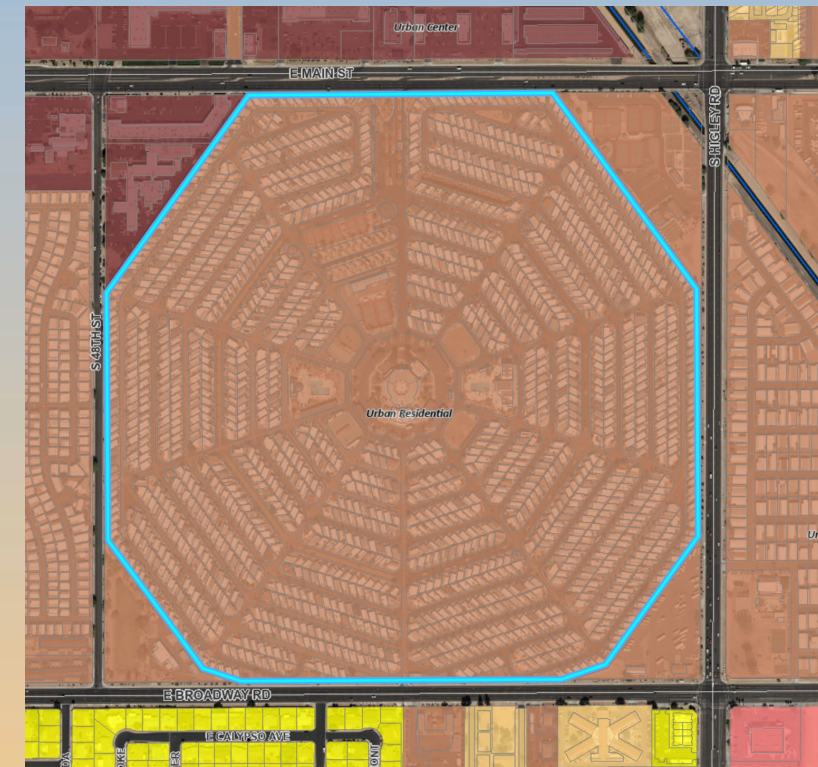




General Plan

Urban Residential - Evolve

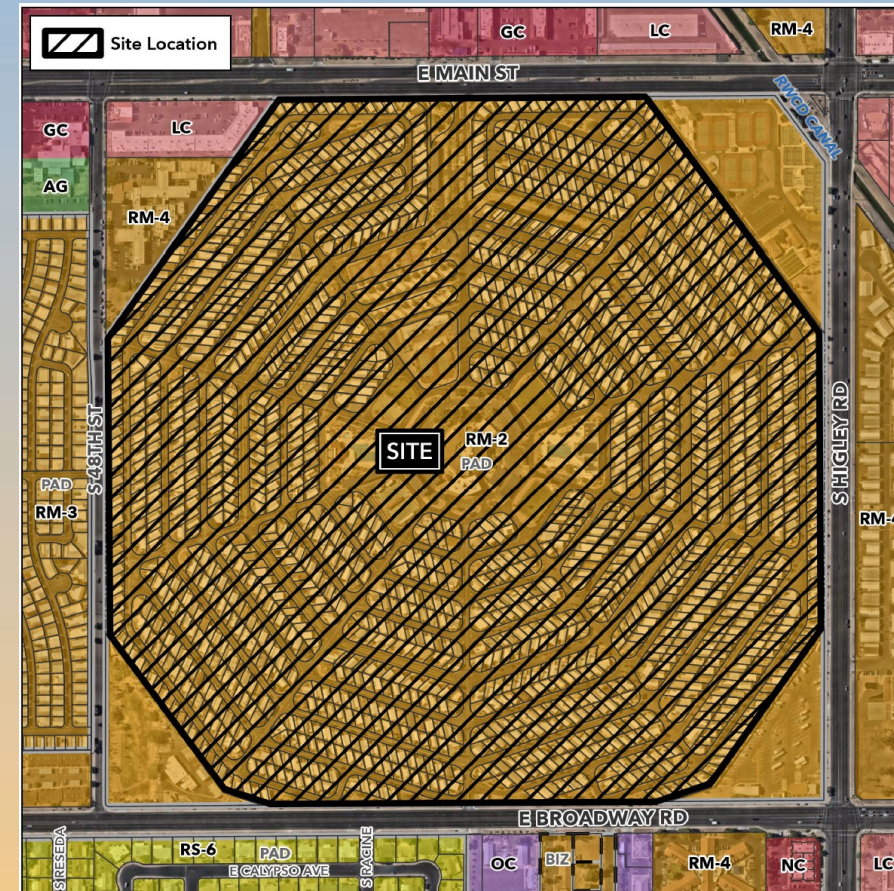
- Urban Residential areas contain a diverse mixture of uses where commercial, residential, and public/semi-public uses coexist.
- Single-Family Residential is a principal land use





Zoning

- Existing:
 - Multiple Residence with a Planned Area Development Overlay (RM-2-PAD)





Site Photos

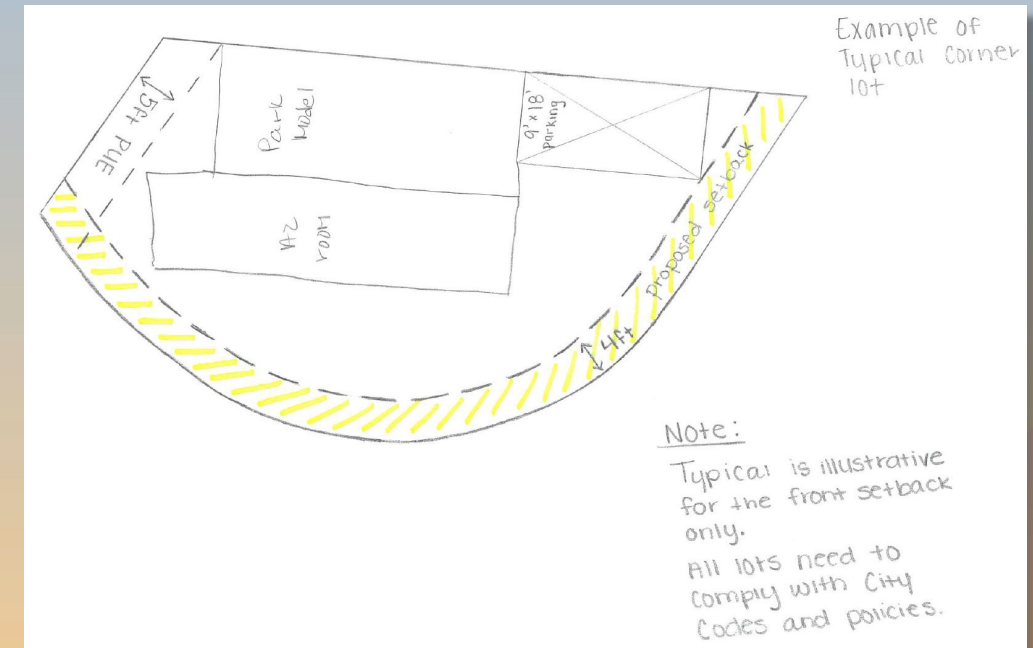


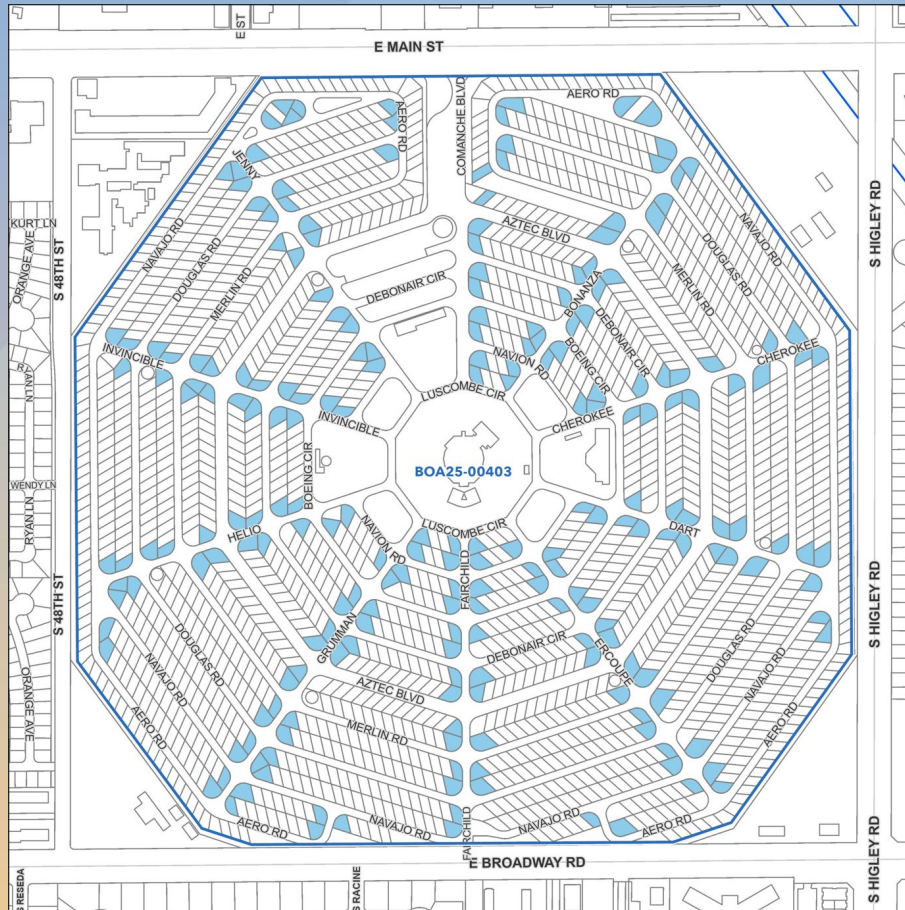
Looking from E. Main Street



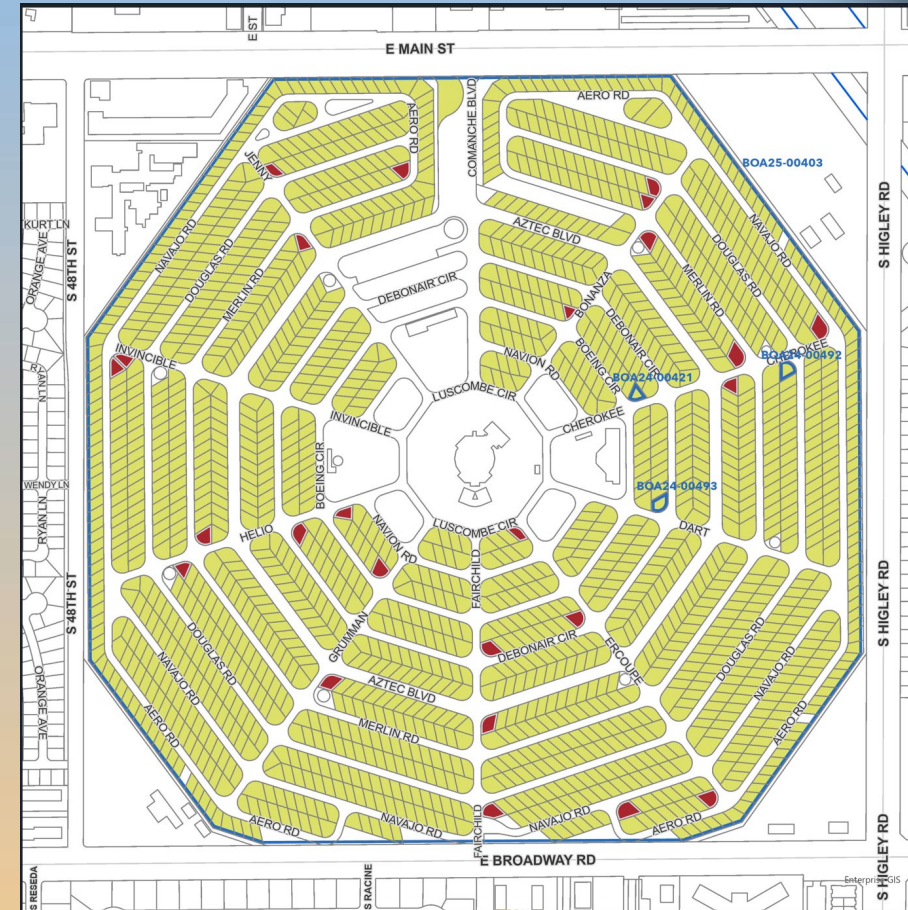
Site Plan

- The existing corner front setback is 20 feet
- Proposed corner front setback of 4 feet





Blue designates lots
a part of this request

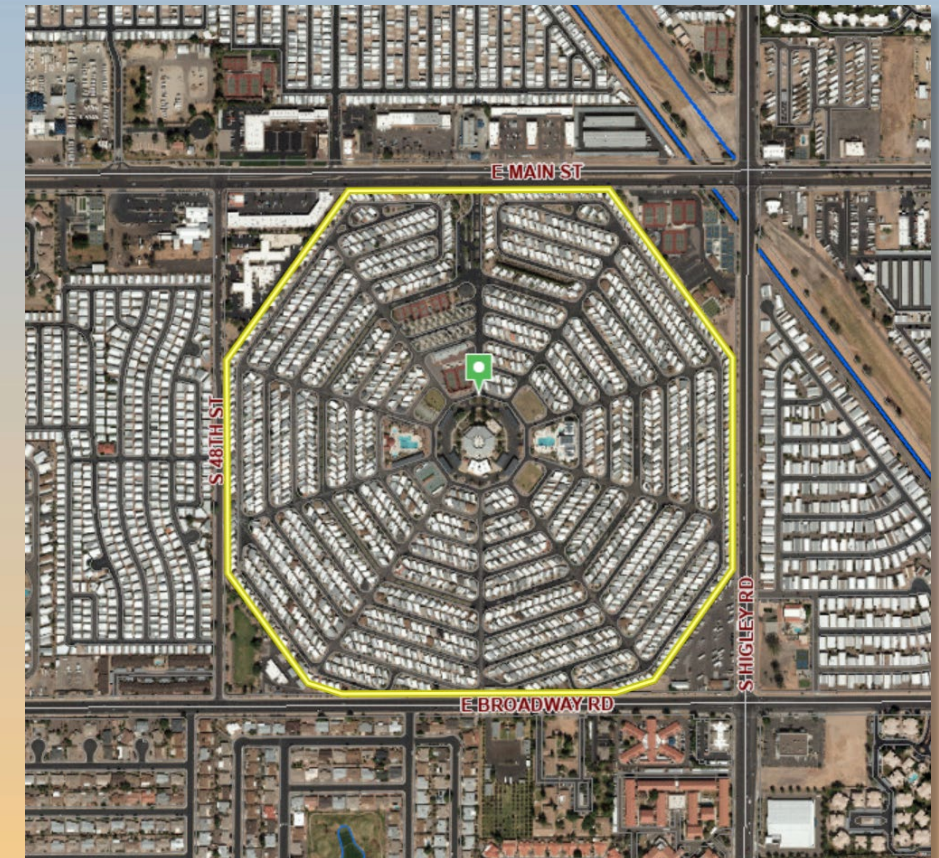


Red designates excluded lots



Citizen Participation

- Notified property owners within 500 feet
- Multiple calls and emails were received requesting information but none in opposition





Findings

- ✓ Complies with the 2050 Mesa General Plan

Staff recommends Approval with Conditions