

Planning and Zoning Board

Meeting Minutes

Mesa City Council Chambers – Upper Level, 57 East 1st Street

Date: August 27, 2025 Time: 4:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers

Troy Peterson

Jeff Pitcher

Genessee Montes

Jamie Blakeman

Jayson Carpenter

Chase Farnsworth*

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

MEMBERS ABSENT

STAFF PRESENT:

Mary Kopaskie-Brown

Rachel Phillips

Evan Balmer

Kirstin Dvorchak

Joshua Grandlienard

Alexis Wagner

OTHERS PRESENT:

Call Meeting to Order.

Chair Ayers declared a quorum present; the meeting was called to order at 4:01 pm.

1 Take action on all consent agenda items.

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

Vote (7-0)

Upon tabulation of vote, it showed:

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

NAYS – None

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.

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

The Board recommends to approve case ZON24-00859 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00553.
3. Compliance with the Destination at Gateway Design Guidelines.
4. Compliance with all applicable City development codes and regulations.
5. Compliance with all requirements of Ordinance 5857.

Vote (7-0)

Upon tabulation of vote, it showed:

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

NAYS – None

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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

MINUTES OF THE AUGUST 27, 2025, PLANNING & ZONING BOARD MEETING

- 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

The Board recommends to adopt the proposed amendment to Chapter 36 of Title 11 of the Mesa City code.

Vote (7-0)

Upon tabulation of vote, it showed:

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

NAYS – None

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5 Adjournment.

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

Vote (7-0)

Upon tabulation of vote, it showed:

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

NAYS – None

The public hearing was adjourned at 4:05 pm.

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Respectfully submitted,

Benjamin Ayers
Planning and Zoning Board Chair

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