



# Planning and Zoning Board

## *Meeting Minutes*

Mesa City Council Chambers – Upper Level, 57 East 1<sup>st</sup> Street

Date: April 23, 2025 Time: 4:00 p.m.

### **MEMBERS PRESENT:**

Jeff Pitcher  
Troy Peterson  
Genessee Montes  
Jamie Blakeman

### **MEMBERS ABSENT**

Benjamin Ayers  
Jayson Carpenter  
Chase Farnsworth

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

### **STAFF PRESENT:**

Mary Kopaskie-Brown  
Rachel Nettles  
Evan Balmer  
Cassidy Welch  
Jennifer Merrill  
Kwasi Abebrese  
Alexis Wagner

### **OTHERS PRESENT:**

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

Vice Chair Pitcher excused Chair Ayers, Boardmember Carpenter and Boardmember Farnsworth and declared a quorum present; the meeting was called to order at 4:02 pm.

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

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

**Vote (4-0; Chair Ayers, Boardmember Carpenter and Boardmember Farnsworth, absent)**

Upon tabulation of vote, it showed:

AYES –Pitcher, Peterson, Montes, Blakeman

NAYS – None

### **Items on the Consent Agenda**

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

**\*2-a** Minutes from the April 9, 2025, Planning and Zoning Board meeting.

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

**3 Discuss and take action on the following preliminary plats:**

- \*3-a** ZON24-00568. "Longbow Lot 2 Replat," 10± acres located approximately 1,180 feet west of the southwest corner of North Recker Road and East Longbow Parkway. Preliminary Plat Approval for a four-lot subdivision. **(District 5)**

**Planner: Jennifer Merrill**

**Staff Recommendation: Approval with conditions**

The Board recommends to approve case ZON24-00568 conditioned upon:

1. Compliance with the Preliminary Plat as submitted.
2. Compliance with the Subdivision Regulations.
3. Compliance with all requirements of Ord. No. 4897.
4. Compliance with all applicable City development codes and regulations.
5. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the plat, or at the time of the City's request for dedication whichever comes first.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner must execute the City's standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the recordation of the final plat or the issuance of a building permit, whichever occurs first.
  - b. Due to the proximity to Falcon Field Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
  - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
  - d. Provide written notice to future property owners that the project is within 2 miles of Falcon Field Airport.
  - e. All final plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

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MINUTES OF THE APRIL 23, 2025, PLANNING & ZONING BOARD MEETING

**Vote (4-0; Chair Ayers, Boardmember Carpenter and Boardmember Farnsworth, absent)**

Upon tabulation of vote, it showed:

AYES –Pitcher, Peterson, Montes, Blakeman

NAYS – None

\* \* \* \* \*

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- \*3-b** ZON25-00054. "EdgeCore Condo Plat," 40± acres located approximately 1,600 feet south of the southwest corner of East Elliot Road and South Everton Terrace. Preliminary Plat Review for a four-unit condominium subdivision. **(District 6)**

**Planner: Kwasi Abebrese**

**Staff Recommendation: Approval with conditions**

**The Board recommends to approve case ZON25-00054 conditioned upon:**

1. Compliance with Ord. No. 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
2. Compliance with all conditions of approval of Case No. ZON23-00610.
3. Compliance with the Preliminary Plat submitted.
4. Compliance with the Subdivision Regulations.
5. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
6. Compliance with all applicable City development codes and regulations.
7. Development within the proposed plat shall be in conformance with the approved Development Unit Plan for Development Unit 5/6 South (DU 5/6S) of the Eastmark (Mesa Proving Grounds) Community Plan.
8. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner must execute the City's standard Avigation Easement and Release for Mesa Gateway Airport prior to or concurrently with the recordation of the Final Plat or the issuance of a building permit, whichever occurs first.
  - b. Due to the proximity to Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
  - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
  - d. Provide written notice to future property owners that the project is within 3 miles of Mesa Gateway Airport
  - e. All Final Plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

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MINUTES OF THE APRIL 23, 2025, PLANNING & ZONING BOARD MEETING

**Vote (4-0; Chair Ayers, Boardmember Carpenter and Boardmember Farnsworth, absent)**

Upon tabulation of vote, it showed:

AYES –Pitcher, Peterson, Montes, Blakeman

NAYS – None

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**4 Review, discuss and make a recommendation to the City Council regarding the following proposed amendment to the Mesa Zoning Ordinance:**

- \*4-a** Proposed amendments to Chapters 34 and 87 of Title 11 of the Mesa City Code pertaining to Manufactured Home Parks and Subdivisions and Recreational Vehicle Parks and Subdivisions. The text amendments include but are not limited to modifying the permitted uses in Recreational Vehicle Subdivisions and Manufactured Home Subdivisions to allow for dwelling units of conventional construction; modifying language to clarify the permitted uses in Recreational Vehicle Parks and Manufactured Home Parks; adding a maximum height requirement for dwelling units of conventional construction; modifying how required yard setbacks in Recreational Vehicle and Manufactured Home Parks and Subdivisions are measured; modifying the definitions of Manufactured Home, Manufactured Home Lot, Manufactured Home Park, Manufactured Home Subdivision, Recreational Vehicle Accessory Structure, Recreational Vehicle, Recreational Vehicle Lot, Recreational Vehicle Park, Recreational Vehicle Subdivision; adding a definition of Recreational Vehicle, Park Model; and minor revisions to emergency parking wording. **(Citywide)**

**Planner: Cassidy Welch**

**Staff Recommendation: Adoption**

The Board recommends adoption of the proposed amendments to the Mesa Zoning Ordinance pertaining to Chapters 34 and 87 of Title 11 of the Mesa City Code pertaining to Manufactured Home Parks and Subdivisions and Recreational Vehicle Parks and Subdivisions.

**Vote (4-0; Chair Ayers, Boardmember Carpenter and Boardmember Farnsworth, absent)**

Upon tabulation of vote, it showed:

AYES –Pitcher, Peterson, Montes, Blakeman

NAYS – None

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**5 Adjournment.**

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

**Vote (4-0; Chair Ayers, Boardmember Carpenter and Boardmember Farnsworth, absent)**

Upon tabulation of vote, it showed:

AYES –Pitcher, Peterson, Montes, Blakeman

NAYS – None

The public hearing was adjourned at 4:08 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,

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Benjamin Ayers  
Planning and Zoning Board Chair

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