

Mesa Council Chambers Lower Level – 57 E 1st St

Date: November 6, 2024 Time: 5:30 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Vice Chair Shelly Allen*
Boardmember Nicole Lynam
Boardmember Heath Reed
Boardmember Troy Glover
Boardmember Todd Trendler
Boardmember Gerson Barrera

MEMBERS ABSENT:

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

STAFF PRESENT:

Kelly Whittemore
Kirstin Dvorchak
Jennifer Merrill
Tulili Tuiteleleapaga-Howard
Noah Bulson
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner declared a quorum present, and the Public Hearing was called to order at 5:48 pm.

2 Take action on all Consent Agenda items.

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

Items on the Consent Agenda

3 Approval of the following minutes from previous meeting:

***3-a Minutes from October 2, 2024 Study Session and Public Hearing.**

Consent Agenda Approved

Vote: 7-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen– Lynam – Reed – Glover – Trendler – Barrera

NAYS – None

ABSENT – None

ABSTAINED – None

4 Take action on the following cases:

***4-a Case No.: BOA24-00635 (Approval with Conditions)**

Location: 5612 East McDowell Road.

Subject: Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for the expansion of a mini-storage facility.

Decision: Approval with conditions

Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case **BOA24-00635** was made by Boardmember Glover as read by Vice Chair Allen and seconded by Boardmember Lynam.

Conditions of Approval:

1. Compliance with the final site plan and landscape plan as submitted
2. Approval of the Site Plan and Design Review requests, and compliance with those conditions of approval for ZON24-00636 and DRB24-00637.
3. Compliance with all City Development Codes and regulations, except as identified in Table 1 of this report.
4. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

Consent Agenda Approved

Vote: 7-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen– Lynam – Reed – Glover – Trendler – Barrera

NAYS – None

ABSENT – None

ABSTAINED – None

- *4-b Case No.: BOA24-00729 (Approval with Conditions)**
Location: Located approximately 2,300 feet east of Greenfield Road and Southern Avenue.
Subject: Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the RM-4 District within a Planned Area Development Overlay (RM-4-PAD).
Decision: Approval with conditions
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case **BOA24-00729** was made by Boardmember Glover as read by Vice Chair Allen and seconded by Boardmember Lynam.

Conditions of Approval:

1. Compliance with the sign plan documents submitted.
2. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
3. All signage is to be reviewed and approved through a separate permit application.

Consent Agenda Approved

Vote: 7-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen– Lynam – Reed – Glover – Trendler – Barrera

NAYS – None

ABSENT – None

ABSTAINED – None

- *4-c Case No.: BOA24-00747 (Approval with Conditions)**
Location: Located approximately 800 feet north of the northwest corner of Country Club Drive and Southern Avenue.
Subject: Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for the development of a coffee shop with a drive-thru.
Decision: Approval with conditions
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA24-00747 was made by Boardmember Glover as read by Vice Chair Allen and seconded by Boardmember Lynam.

Conditions of Approval:

1. Compliance with the final site plan and landscape plan as submitted.
2. Approval of the Site Plan and Design Review requests, and compliance with those conditions of approval for ZON24-00745 and DRB24-00746.
3. Compliance with all City Development Codes and regulations, except as identified in Table 1 of this report.
4. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

Consent Agenda Approved

Vote: 7-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen– Lynam – Reed – Glover – Trendler – Barrera

NAYS – None

ABSENT – None

ABSTAINED – None

- *4-d Case No.: BOA24-00815 (Approval with Conditions)**
Location: 860 East 2nd Street
Subject: Requesting a Variance to allow for an addition to the primary residence to be located in the required front and interior side yards in the Single Residence 9 with a Historic Overlay (RS-9-HD) District and a Variance to exceed the maximum fence height in the required front yard in the RS-9-HD District.
Decision: Approval with conditions
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA24-00815 was made by Boardmember Glover as read by Vice Chair Allen and seconded by Boardmember Lynam.

Conditions of Approval:

1. Compliance with the final site plan as submitted.
2. Compliance with all City Development Codes and regulations.
3. Compliance with the requirements of the Historic Preservation Officer to apply for a Certificate of Appropriateness.

Consent Agenda Approved

Vote: 7-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen– Lynam – Reed – Glover – Trendler – Barrera

NAYS – None

ABSENT – None

ABSTAINED – None

5 Adjournment.

Boardmember Trendler moved to adjourn the Public Hearing and was seconded by Boardmember Reed. Without objection, the Public Hearing was adjourned at 5:54 p.m.

Respectfully submitted,

Jennifer Merrill

Jennifer Merrill,
On behalf of Zoning Administrator (Mary Kopaskie-Brown)