

Planning and Zoning Board

Meeting Minutes

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

Date: January 28, 2026 Time: 4:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
*Troy Peterson
*Jeff Pitcher
Jamie Blakeman
Jayson Carpenter
*Chase Farnsworth

MEMBERS ABSENT

Genessee Montes

(*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
Chloe Durfee Daniel
Danika Heying

OTHERS PRESENT:

Call Meeting to Order.

Chair Ayers excused Boardmember Montes 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 Montes, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Items on the Consent Agenda

Approval of minutes from previous meetings.

*2-a Minutes from January 14, 2026, Planning and Zoning Board Meeting.

2 Take action on the following zoning cases:

*3-a **ZON25-00378. "Angie's Prime Grill,"** 0.7± acres located approximately 575 feet east of the southeast corner of South Crismon Road and East Southern Avenue. Major Site Plan Modification. This request will allow for a 1,692± square foot Restaurant with a Drive-Thru facility. **(District 5).**

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with Conditions

The Board recommends to approve case ZON25-00378 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00379.
3. Compliance with all applicable City development codes and regulations.
4. All signage shall be reviewed under a separate permit.
5. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.

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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 JANUARY 28, 2026, PLANNING & ZONING BOARD MEETING

4 Adjournment.

Boardmember Pitcher motioned to adjourn the meeting. The motion was seconded by Chair Ayers.

Vote (6-0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

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

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

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