

# City of Mesa

*City Council Chambers  
57 E. First Street*



## Meeting Minutes

**Wednesday, August 6, 2025**

**5:30 PM**

**Lower Council Chambers**

## **Board of Adjustment Public Hearing**

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

**Consent Agenda - All items listed with an asterisk (\*) will be considered as a group by the Board and will be enacted in one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests. If a request is made, the item will be removed from the Consent Agenda and considered as a separate item, following adoption of the Consent Agenda.**

1      **Call meeting to order.**

Chair Wagner called the meeting to order at 5:31 pm.

2      **Take action on all Consent Agenda items.**

**Items on the Consent Agenda**

3      **Approval of the following minutes from previous meetings:**

3-a      Minutes from June 4, 2025 Study Session and Public Hearing.

Off Consent

Approved (4 -1 Boardmember Reed and Bordmember Glover Absent)

\*3-b      Minutes from July 2, 2025 Study Session and Public Hearing.

Approved (5-0 Boardmember Reed and Bordmember Glover Absent)

4      **Take action on the following cases:**

\*4-a      **BOA25-00305 "Detached Garage,"** 0.5± acres located at 2328 North 64th Street. Requesting a Special Use Permit (SUP) to allow a detached structure to exceed the height of the primary building and a Variance to allow a detached structure to encroach into the required side and rear yard setbacks. **(District 5)**

**Staff Planner: Emily Johnson**

**Recommendation: Continued to September 3, 2025**

\*4-b      **BOA25-00382 "Del Taco #806 Country Club,"** 0.7± acres located at 1864 South Country Club Drive. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP). **(District 4)**

**Staff Planner: Tye Hodson**

**Recommendation: Continued to September 3, 2025**

- \*4-c **BOA25-00390 "Del Taco #1038 Signal Butte,"** 0.7± acres located at 1842 South Signal Butte Road. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP). **(District 5)**

**Staff Planner:** Tye Hodson

**Recommendation:** Continued to September 3, 2025

- \*4-d **BOA25-00391 "Del Taco #861 Val Vista,"** 0.8± acres located at 3648 East Southern Avenue. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP). **(District 2)**

**Staff Planner:** Tye Hodson

**Recommendation:** Continued to September 3, 2025

- 4-e **BOA25-00395 "Woodruff Residence,"** 0.95± acres located approximately 325 feet north of the northeast corner of North Lemon and East Kenwood Street. Requesting a Variance to allow for an increase to the maximum fence height in the required front yard. **(District 1)**

**Staff Planner:** Noah Bulson

**Recommendation:** Denial

Off Consent

Approved (5-0 Boardmember Reed and Boardmember Glover Absent)

- \*4-f **BOA25-00468 "Navona - Toll Bros,"** 19.25± acres located at 10141 East Williams Field Road. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP). **(District 6)**

**Staff Planner:** Sergio Solis

**Recommendation:** Approval with Conditions

Approved (5-0 Boardmember Reed and Boardmember Glover Absent)

- \*4-g **BOA25-00479 "Setback Variance at 2012 N Olive,"** 0.35± acres located at 2012 North Olive. Requesting a Variance to allow a reduction to the required interior side yard setback. **(District 1)**

**Staff Planner:** Emily Johnson

**Recommendation:** Approval with Conditions

Approved (5-0 Boardmember Reed and Boardmember Glover Absent)

- \*4-h **BOA25-00489 "Ronnberg Addition,"** 0.12± acres located at 1025 North Cherry. Requesting a minor modification to an existing Planned Area Development Overlay (PAD) to allow for a reduction to the required side and rear setbacks and an increase to the maximum lot coverage and the maximum building coverage. **(District 3)**

**Staff Planner:** Emily Johnson

**Recommendation:** Continued to September 3, 2025

- 4-i **BOA25-00516 "Project Aspire,"** 13± acres located at 7236 East Warner Road. Requesting a Special Use Permit (SUP) for a parking reduction and a Special Use Permit for an alternative compliance parking plan. **(District 6)**

**Staff Planner:** Joshua Grandlienard

**Recommendation:** Approval with Conditions

Off Consent

Approved (5-0 Boardmember Reed and Boardmember Glover Absent)

**5 Adjournment.**

Approved (5-0 Boardmember Reed and Boardmember Glover Absent)

**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 servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunión al 480-644-2767.**