

Virtual Platform

Date: June 2, 2021 Time: 5:30 p.m.

MEMBERS PRESENT:

*Chair Adam Gunderson
*Vice Chair Ken Rembold
*Boardmember Steve Curran
*Boardmember Chris Jones
*Boardmember Alexis Wagner
*Boardmember Nicole Lynam
*Boardmember Heath Reed

MEMBERS ABSENT:

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

STAFF PRESENT:

Rachel Prelog
Sean Pesek
Alexis Jacobs

OTHERS PRESENT:

1 Call meeting to order.

Chair Gunderson declared a quorum present and the Public Hearing was called to order at 5:30 p.m.

2 Take action on all Consent Agenda items.

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

Items on the Consent Agenda

3 Approval of the following minutes from previous meeting:

***3-a Minutes from May 5, 2021 Study Session and Public Hearing.**

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Gunderson-Rembold-Jones-Curran-Wagner- Lynam-Reed

NAYS – None

ABSENT – None

ABSTAINED – None

4 Take action on the following cases:

***4-a Case No.: BOA20-00808 (Continue to the July 7, 2021 Public Hearing)**

Location: District 4. 1002 E. Main Street
Subject: Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for a restaurant building in the Limited Commercial (LC) District.
Decision: Continue to the July 7, 2021 Public Hearing
Summary: This item was on the consent agenda and not discussed on an individual basis.

A motion to continue case BOA20-00808 to the July 7, 2021 Public Hearing was made by Boardmember Lynam as read by Vice Chair Rembold and seconded by Boardmember Jones.

***4-b Case No.: ADM21-00320 (Approved with Conditions)**

Location: District 5. 8311 E. Fay Avenue.
Subject: Requesting a modification to an existing Planned Area Development (PAD) front yard setback requirement to allow for an addition to an existing single residence in the RS-6-PAD-AS-AF District.
Decision: Approved with Conditions.
Summary: This item was on the consent agenda and not discussed on an individual basis.

A motion to approve case BOA21-00320 was made by Boardmember Lynam as read by Vice Chair Rembold, with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Jones to approve the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all applicable City of Mesa Development Codes and regulations.
3. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

The Board's decision is based upon the following Findings of Fact:

- A. The existing home was constructed in 1979 and meets the required RS-6-PAD District front yard setback of 20 feet for carports and garages.
- B. The Applicant has requested to modify the existing PAD to reduce the required front setback for carports and garages from 20 feet to 15 feet, 10 inches (15'10") to allow for a 19-foot-wide by 6-foot-long (19' X 6') addition to the existing carport. If approved, the Applicant intends to convert the enlarged carport into a garage.
- C. Construction of an addition to the existing carport to facilitate a garage enclosure is consistent with the purpose and intent of the adopted plan for Fountain of the Sun as it improves the security of the residence, adds value to the subject property and contributes to the sustainability a unique, development catering to a retirement-oriented, age specific community.

***4-c Case No.: BOA21-00325 (Approved with Conditions)**

Location: District 3. 2154 E. Baseline Road.
Subject: Requesting a Special Use Permit (SUP) to allow a Small Animal Day Care and accessory outdoor activities in the Limited Commercial (LC) District.
Decision: Approved with Conditions.
Summary: This item was on the consent agenda and not discussed on an individual basis.

A motion to approve case BOA21-00325 was made by Boardmember Lynam as read by Vice Chair Rembold with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Jones to approve the following conditions:

1. Compliance with the final site plan and project narrative as submitted.
2. Mesa Dogs 24/7 shall install one or two dog silencer devices, connecting to a 120-volt constant feed in the outside dog area, noise-canceling acoustic ceilings and double-rocked drywall with their tenant improvements in order to receive a certificate of occupancy.
3. Compliance with all applicable City of Mesa Development Codes and Regulations.
4. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

The Board’s decision is based upon the following Findings of Fact:

- A. The subject site is currently a vacant commercial space in a commercial center.
- B. Small animal day care is a permitted use in the LC district with the approval of a SUP and it must be confined to completely enclosed, sound-attenuated facility; the building is made of block construction and is being improved with noise-canceling acoustic ceilings and double-rocked drywall.
- C. The dog day care and outdoor dog area are designed and operated to reduce noise, odors or other negative externalities.
- D. There are no specific requirements for the proposed accessory outdoor activities beyond the SUP.
- E. This request conforms with the criteria for the granting of a SUP as outlined in Section 11-70-5(E) of the Mesa Zoning Ordinance.

Consent Agenda Approved

Vote: 7-0
Upon tabulation of vote, it showed:
AYES – Gunderson-Rembold-Jones-Curran-Wagner- Lynam-Reed
NAYS – None
ABSENT – None
ABSTAINED – None

5 **Items from citizens present: None.**

6 **Adjournment.**

Vice Chair Rembold moved to adjourn the Public Hearing and was seconded by Boardmember Curran. Without objection, the Public Hearing was adjourned at 5:35 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Rachel Prelog". The signature is written in a cursive style with a long horizontal stroke at the end.

Rachel Prelog,
On behalf of Zoning Administrator (Dr. Nana Appiah)