

City of Mesa

*City Hall
20 East Main Street*



Meeting Minutes - Draft

Wednesday, January 14, 2026

4:00 PM

Council Chambers

Planning and Zoning Board - Public Hearing

*Chair Benjamin Ayers
Vice Chair Troy Peterson
Boardmember Jeff Pitcher
Boardmember Genessee Montes
Boardmember Jamie Blakeman
Boardmember Jayson Carpenter
Boardmember Chase Farnsworth*

Consent Agenda - All items listed with an asterisk (*) will be considered as a group by the Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen requests, in which the item will be removed from the consent agenda, prior to the vote, and considered as a separate item.

Items on this agenda that must be adopted by ordinance and/or resolution will be on a future City Council agenda. Anyone interested in attending the City Council public hearing should call the Planning Division at (480) 644-2385 or review the City Council agendas on the City's website at www.mesaaz.gov to find the agenda on which the item(s) will be placed.

Call meeting to order.

Chair Ayers called the meeting to order at 4:00 pm.

1 Take action on all consent agenda items.

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

Approved (6-0; Boardmember Farnsworth, absent)

*2-a Planning and Zoning minutes from December 10, 2025 Planning and Zoning

3 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: Continued to the January 28, 2026 Planning and Zoning Board meeting.

Approved (6-0; Boardmember Farnsworth, absent)

4 Discuss and make a recommendation to the City Council on the following zoning cases:

- *4-a **ZON25-00056.** "Destination at Gateway FLM", 117± located at the Southeast and Southwest corners of East Williams Field Road and South Signal Butte Road. Council Use Permit for Freeway Landmark sign. This will allow for two freeway landmark signs. **(District 6)**

Planner: Kellie Rorex

Staff Recommendation: Approval with Conditions

Approved (6-0; Boardmember Farnsworth, absent)

Items not on the Consent Agenda

5 Discuss and make a recommendation to the City Council on the following General Plan amendment and related zoning case:

- *5-a **ZON25-00210.** "The Lincoln," 9.1± acres located approximately 340 feet west of the southwest corner of Hampton Avenue and Crismon Road. Rezone from Planned Employment Park with a Planned Area Development Overlay (PEP-PAD) to Multiple Residence 2 with a Planned Area Development Overlay (RM-2-PAD), Special Use Permit and Site Plan Review to allow for a 102-lot attached single residence development. **(District 5)**

Planner: Cassidy Welch

Staff Recommendation: Approval with Conditions

Approved (6-0; Boardmember Farnsworth, absent)

- *5-b **ZON25-00313. "The Lincoln,"** 9.1± acres located 340 feet west of the southwest corner of Hampton Avenue and Crismon Road. Minor General Plan Amendment to change the Placetype from Urban Center to Urban Residential. **(District 5)**

Planner: Cassidy Welch

Staff Recommendation: Approval with Conditions

Approved (6-0; Boardmember Farnsworth, absent)

6 Adjournment.

Approved (6-0; Boardmember Farnsworth, 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 reunion al 480-644-2767.