

# Planning and Zoning Board



## *Study Session Minutes*

**Mesa City Council Chambers – Lower Level, 20 E. Main St.**

**Date: October 22, 2025 Time: 3:00 p.m.**

### **MEMBERS PRESENT:**

Benjamin Ayers  
Troy Peterson\*  
Jamie Blakeman  
Jayson Carpenter

### **MEMBERS ABSENT**

Genessee Montes  
Chase Farnsworth  
Jeff Pitcher

(\*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

### **STAFF PRESENT:**

Mary Kopaskie-Brown  
Rachel Phillips  
Evan Balmer  
Kirstin Dvorchak  
Kellie Rorex  
Charlotte Bridges  
Alexis Wagner  
Danika Heying

### **OTHERS PRESENT:**

#### **1 Call meeting to order.**

Chair Ayers excused Boardmember Pitcher, Boardmember Montes and Boardmember Farnsworth and declared a quorum present; the meeting was called to order at 3:00 pm.

#### **2 Review items on the agenda for October 22, 2025, regular Planning and Zoning Board Hearing.**

**Staff Planner Kellie Rorex presented case ZON25-00426. See attached presentation.**

The Board had no questions for staff.

**Case ZON24-00998 was continued to the November 12, 2025 Planning and Zoning Board meeting.**

**Staff Planner Charlotte Bridges presented case ZON25-00256. See attached presentation.**

The Board had no questions for staff.

## MINUTES OF THE OCTOBER 22, 2025, PLANNING & ZONING STUDY SESSION

### **Staff Planner Rachel Phillips presented the proposed amendments to Chapters 5, 8, 31, 32, 86, and 87 of Title 11 of the Mesa City Code pertaining to Middle Housing.**

In response to Boardmember Carpenter, Ms. Phillips added that the HOA covenants take precedence over city or state regulations. So, if an HOA limits housing types to single-family residences, that restriction would still apply. In addition, it was explained that developments must still comply with the underlying zoning district standards, including the 30-foot height limit and applicable density requirements. In response to Vice Chair Peterson, Ms. Phillips clarified that ADUs can only be added to lots with single-family residences, so lots with middle housing types cannot include ADUs, though multiple dwelling units are allowed if development standards are met. Middle housing units are developed on a single lot, with larger lots potentially accommodating more units. Lot splitting is possible but must comply with minimum lot dimensions, access requirements, and other underlying zoning standards.

In response to Boardmember Carpenter, Ms. Phillips explains that for redevelopment, developers would go through the standard building permit process; for example, demolishing an existing home and constructing a duplex would be handled through permitting rather than requiring a separate presentation.

### **Staff Planner Rachel Phillips presented the proposed amendments to Chapters 4, 5, 6, 7, 8, 10, 31, 86, and 87 of Title 11 of the Mesa City Code pertaining to Battery Energy Storage Systems.**

Further discussion focused on exploring moving the questions to be answered upstairs and all agreed to not having the presentation upstairs and go straight into questions.

- 3 Planning Director Update:** At the November Planning and Zoning Board meeting, Rachel Phillips will present the TOD Mesa Connected Study, which is planned to go to City Council in December. The presentation will provide an opportunity for the board to ask questions about the study.

- 3-a** Balanced Housing Plan Follow-up – Year to Date Summary of Housing Entitlements.

### **4 Adjournment.**

Vice Chair Peterson motioned to adjourn the study session. The motion was seconded by Boardmember Pitcher.

The study session was adjourned at 3:56 pm.

### **Vote (4-0; Boardmember Pitcher, Boardmember Montes and Boardmember Farnsworth, absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Blakeman, Carpenter

NAYS – None

Respectfully submitted,

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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](http://www.mesaaz.gov)

MINUTES OF THE OCTOBER 22, 2025, PLANNING & ZONING STUDY SESSION

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Troy Peterson', is written over a horizontal line.

Troy Peterson  
Planning and Zoning Vice Chair on behalf of Chair Benjamin Ayers

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