



BOARD OF ADJUSTMENT PUBLIC HEARING ACTION MINUTES

August 5, 2026

The Board Name of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on August 5, 2026, at 5:34 p.m.

BOARD PRESENT

Janice Paul
Todd Trendler
Jessica Sarkissian
Spencer Tippetts

BOARD ABSENT

Troy Glover
Gerson Barrera
Gordon Sheffield

STAFF PRESENT

Kelly Whittemore
Cassidy Welch
Jennifer Merrill

Vice Chairperson Paul called the meeting to order at 5:34 p.m. and conducted a roll call. Vice Chairperson Paul excused Boardmember Glover and Boardmember Sheffield from the entire meeting. Boardmember Barrera was absent and did not attend the meeting.

1. Take action on all consent agenda items.

All items listed with an asterisk (*) are on the consent agenda which means they 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, in which event the item will be removed from the consent agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a request must be made prior to the Board's vote on the consent agenda.

It was moved by Boardmember Paul, seconded by Boardmember Trendler, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Paul –Trendler –Sarkissian –Tippetts

NAYS – None

ABSENT– Glover –Barrera –Sheffield

Vice Chairperson Paul declared the motion passed by those present.

*2. Approval of minutes of previous meetings as written.

*2-a Minutes from June 3, 2026 Study Session and Public Hearing.

3. Take action on the following cases:

- *3-a BOA26-00168. "Walmart #3089 Comprehensive Sign Plan," 16.2± acres located approximately 1,385± feet south of the southwest corner of East Williams Field Road and South Mountain Road. Special Use Permit (SUP). This request will allow for a Comprehensive Sign Plan. (District 6)

Staff Planner: Kellie Rorex

Recommendation: Approval with Conditions

- *3-b BOA26-00169. "Century Marine SCIP," 4± acres located at 3302 East Main Street. Substantial Conformance Improvement Permit (SCIP). This request will allow for an expansion to the existing Vehicle Sales and Service facility. (District 1)

Staff Planner: Evan Balmer

Recommendation: Approval with Conditions

- *3-c BOA26-00182. "Spilsbury Future Site," 1.8± acres located at 521 East Lehi Road. Special Use Permit. This request will allow the combined gross floor area of all detached accessory buildings or structures to exceed 100% of the gross floor area of the primary building and a detached structure to exceed the height of the primary building. (District 1)

Staff Planner: Evan Balmer

Recommendation: Continuance to September 2, 2026

- *3-d BOA26-00420. "The Arden CSP," 6.6± acres located at the northwest corner of North Dobson Road and Cubs Way. Special Use Permit (SUP). This request will allow for a Comprehensive Sign Plan. (District 3)

Staff Planner: Kwasi Abebrese

Recommendation: Approval with Conditions

- *3-e BOA26-00502. "La Jolla Villas," 1.1± acres located at 1500 East Dana Avenue. Substantial Conformance Improvement Permit (SCIP). This request will allow for the expansion of an existing Multiple Residence development. (District 4)

Staff Planner: Joshua Grandlienard

Recommendation: Approval with Conditions

4 Items not on the Consent Agenda.

5. Adjourn.

Without objection, the Board Name Public Hearing adjourned at 5:44 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Board of Adjustment Public Hearing meeting of the City of Mesa, Arizona, held on 5th day of August 2026. I further certify that the meeting was duly called and held and that a quorum was present.

TROY GLOVER, CHAIRPERSON

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