

City of Mesa

*Council Chambers
57 E. First Street*



Meeting Minutes

Wednesday, May 14, 2025

4:00 PM

Council Chambers

Planning and Zoning Board - Public Hearing

Chair Benjamin Ayers

Vice Chair Jeff Pitcher

Boardmember Troy Peterson

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.

**2-a Minutes from April 23, 2025 Planning and Zoning Board meeting.

Approved (Vote 6-0; Boardmember Blakeman, absent)

3 Take action on the following zoning cases:

- **3-a ZON25-00174 "Eastmarket Phase 1,"** 6.6± acres located at the northeast corner of South Ellsworth Road and East Ray Road. Site Plan Review for a commercial development. **(District 6).**

Planner: Joshua Grandlienard

Staff Recommendation: Continued to the May 28, 2025 Planning and Zoning Board meeting.

Approved (Vote 6-0; Boardmember Blakeman, absent)

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

- **4-a ZON24-01074 "Polaris Academy,"** 1.8± acres located at the southwest corner of East Hampton Avenue and South Clearview Avenue. Modification of a Council Use Permit (CUP); Rezone 0.8± acres from Light Industrial with a Planned Area Development Overlay (LI-PAD) to LI-PAD with a Bonus Intensity Zone Overlay (LI-PAD-BIZ); Major Site Plan Modification for 1.9± acres; and to remove conditions no. 1, 7, 8, 10, and 11 of Ord. No. 2732 to allow the expansion of a private school. **(District 6)**

Planner: Kellie Rorex

Staff Recommendation: Approval with conditions

Approved (Vote 6-0; Boardmember Blakeman, absent)

5 Adjournment.

Approved (Vote 6-0; Boardmember Blakeman, 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.