

City of Mesa

*Council Chambers
57 E. First Street*



Meeting Minutes

Wednesday, March 12, 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 the February 26, 2025 Planning and Zoning Board Meeting.

Approved (7-0)

3 Take action on the following zoning cases:

****3-a ZON24-00962 "Longbow 202 Shell Building,"** 7± acres located approximately 840± feet west of the northwest corner of North Recker Road and East McDowell Road. Site Plan Review and Special Use Permit for a 98,296± square foot industrial development. J & R Repair Service of Arizona LLC, Owner; Karen Ohmann, Deutsch Architecture Group, Applicant. **(District 5)**

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

Approved (7-0)

****3-b ZON24-01061 "The Rosetta Room,"** 0.4± acres located at 104 E. 1st Avenue. Site Plan Review and Special Use Permit for a 6,650± square foot commercial entertainment, coffee shop, and general retail development. Glen Kelly, MGKELLY COMPANY LLC, Owner; Michelle Donovan, Applicant. **(District 4)**

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

Approved (7-0)

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

****4-a ZON24-00876 "Medina Station Freeway Landmark Monument,"** 61± acres located at the southeast corner of East Southern Avenue and South Signal Butte Road. Council Use Permit for a Freeway Landmark Monument. Bela Flor Holdings, LLC, Owner; Davis Signs and Graphics, Applicant. **(District 5)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Approved (7-0)

ApprovAdjournment.

Approved (7-0)

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.

DRAFT