

City of Mesa

*City Hall
20 East Main Street*



Meeting Minutes

Wednesday, November 5, 2025

5:30 PM

Study Session

Board of Adjustment Public Hearing

*Chair Alexis Wagner
Vice Chair Shelly Allen
Boardmember Heath Reed
Boardmember Troy Glover
Boardmember Todd Trendler
Boardmember Gerson Barrera
Boardmember Janice Paul*

Consent Agenda - All items listed with an asterisk (*) 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. If a request is made, the item will be removed from the Consent Agenda and considered as a separate item, following adoption of the Consent Agenda.

1 Call meeting to order.

Chair Wagner called the meeting to order at 5:30 pm.

2 Take action on all Consent Agenda items.

Items on the Consent Agenda

3 Approval of the following minutes from previous meetings:

**3-a Minutes from October 1, 2025 Study Session and Public Hearing.

Approved (5-0 Boardmember Glover and Boardmember Barrera Absent)

4 Take action on the following cases:

4-a **BOA25-00403 "Venture Out at Mesa PAD Modification," 125.5± acres located in a Recreational Vehicle subdivision at the northwest corner of East Broadway Road and South Higley Road. Requesting a minor modification to an existing Planned Area Development Overlay (PAD) to allow for a reduction in the front setback in a Recreational Vehicle subdivision. **(District 2)**

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

Off Consent

Approved (5-0 Boardmember Glover and Boardmember Barrera Absent)

4-b **BOA25-00471 "Mint Dispensary," 1± acres located at 330 East Southern Avenue. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for a Marijuana Dispensary. **(District 4)**

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

Approved (5-0 Boardmember Glover and Boardmember Barrera Absent)

- **4-c BOA25-00602 "Fulsome Greenbriar,"** 1± acres located at 955 South Palo Verde Street. Requesting a Variance to reduce the minimum lot width, a Variance to allow a detached structure to encroach into the required rear yard setback, and a Special Use Permit (SUP) to allow a detached structure to exceed the height of the primary building. **(District 5).**

Staff Planner: Charlotte Bridges

Recommendation: Continue to December 3, 2025

5 Adjournment.

Approved (5-0 Boardmember Glover and Boardmember Barrera 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.