

City of Mesa

*City Hall
20 East Main Street*



Meeting Minutes

Wednesday, December 3, 2025

5:30 PM

2nd floor

Board of Adjustment Public Hearing

*Chair Alexis Wagner
Vice Chair Shelly Allen
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 5:37 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 November 5, 2025 Study Session and Public Hearing.**

Approved (5-0 Boardmember Trendler Absent)

4 **Take action on the following cases:**

****4-a 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: Continued to January 7, 2026

****4-b BOA25-00718. "Circle K Burrito Express," 2± acres located at 9230 East University Drive. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the Limited Commercial (LC) District. (District 5)**

Staff Planner: Kwasi Abebrese

Recommendation: Approval with Conditions

Approved (5-0 Boardmember Trendler Absent)

- **4-c BOA25-00813. " St. Timothy Catholic School CSP,"** 2.2± acres located at 2520 South Alma School Road. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the Single Residence 6 with a Planned Area Development Overlay (RS-6-PAD) District. **(District 3)**

Staff Planner: Kwasi Abebrese

Recommendation: Approval with Conditions

Approved (5-0 Boardmember Trendler Absent)

- **4-d BOA25-00840. "Variance Extension Request for BOA23-00738,"** 1.7± acres located at the southeast corner of South Country Club Drive and West Main Street, the southeast corner of South Morris and West Main Street and the northeast corner of South Morris and West Mahoney Avenue. Requesting an extension to approved Variances in the Transect 5 Main Street (T5MS) District. **(District 4)**

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

Approved (5-0 Boardmember Trendler Absent)

5 Adjournment.

Approved (5-0 Boardmember Trendler 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.