

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 20 E. Main St.

Date: March 11, 2026 Time: 3:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Troy Peterson *
Jeff Pitcher
Genessee Montes
Jamie Blakeman
Chase Farnsworth*

MEMBERS ABSENT

Jayson Carpenter

(*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

STAFF PRESENT:

Mary Kopaskie-Brown
Evan Balmer
Cassidy Welch
Kirstin Dvorchak
Chloe Durfee Daniel
Cassidy Welch
Joshua Grandlienard
Danika Heying

OTHERS PRESENT:

1 Call meeting to order.

Chair Ayers excused Boardmember Carpenter and declared a quorum present the meeting was called to order at 3:00 pm.

2 Review items on the agenda for March 11, 2026, regular Planning and Zoning Board Hearing.

Staff Planner Chloe Durfee Daniel presented ZON25-00535 See attached presentation.

Staff Planner Chloe Durfee Daniel noted the application was submitted prior to the data center text amendment and follows previous warehousing standards. Ms. Durfee Daniel clarified a modification to Condition of Approval No. 3 regarding the removal of a two-hour maximum for generator testing. Boardmember Pitcher and Boardmember Montes requested clarification on the testing schedule and potential noise impacts. The applicant explained that while weekly testing is brief, annual commissioning requires longer windows. He cited a noise contour study showing decibel levels at residential property lines in the 20s and 30s, which are below city thresholds.

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Presentation and discussion only; no formal action taken by the Board

Staff Planner Joshua Grandlienard presented ZON25-00942. See attached presentation.

Staff Planner Joshua Grandlienard explained that the residential units are intended for Chicago Cubs player housing. He noted a staff modification to Condition of Approval No. 7 to allow for a lot line adjustment. Chair Ayers and Boardmembers Pitcher and Farnsworth discussed the parking reduction. Pitcher noted that minor league players often lack personal vehicles during training, reducing parking demand. Chair Ayers inquired about off-season occupancy. The applicant, Brennan Ray, stated the facility would be used year-round for the Arizona Fall League and player rehabilitation.

Presentation and discussion only; no formal action taken by the Board.

Staff Planner Cassidy Welch presented ZON25-00917 on behalf of Staff Planner Mallory Ress. See attached presentation.

Staff Planner Cassidy Welch noted a revision to the conditions of approval to include Condition No. 8, requiring a shade structure covering at least 75% of the 1,800 square foot turf area on the south side of the site. Boardmember Pitcher questioned if the parking reduction accounted for future restaurant use on the commercial pad. Ms. Welch stated a shared parking study confirmed the 131 proposed spaces would meet the needs of both the hotel and future commercial users.

Presentation and discussion only; no formal action taken by the Board.

Staff Planner Joshua Grandlienard presented GPA26-00147. See attached presentation.

Staff member, Joshua Grandlienard, presented the amendment as the companion to case ZON25-00942, stating the Urban Center designation is consistent with the compact, mixed-use nature of the surrounding baseball district. Boardmembers had no questions for staff.

Presentation and discussion only; no formal action taken by the Board.

3 Planning Director Update:

Principle Planner, Evan Balmer, briefly updated the Board on the recent approval of the administrative text amendments from City Council that will go into effect in 30 days. The update will change the internal review process and the procedural steps for how staff and the Board review site plans.

4 Adjournment.

Chair Ayers motioned to adjourn the study session. The motion was seconded by Boardmember Pitcher.

Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov

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The study session was adjourned at 3:29 pm.

Vote (6-0; Boardmember Carpenter, excused)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Montes, Blakeman, Farnsworth

NAYS – None

Respectfully submitted,



Benjamin Ayers

Planning and Zoning Board Chair

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