

City of Mesa

*Council Chambers
57 E. First Street*



Meeting Minutes

Tuesday, July 15, 2025

4:30 PM

Upper Council Chambers

Design Review Board

*Chair Dane Astle
Boardmember Paul Johnson
Boardmember Kyle Bell
Boardmember Ryan Circello
Boardmember Denise Dunlop
Boardmember Shelly Udall
Boardmember David Winstanley*

1 Call meeting to order.

Chair Astle called the meeting to order at 4:34 p.m.

2 Election of Design Review Board Officers:

a. Chair

Astle

b. Vice Chair

Bell

3 Approval of minutes from the June 10, 2025 Design Review Board meeting.

3-a Minutes from the June 10, 2025 Design Review Board meeting.

Approved (5-0 Boardmember Winstanley Abstained and Boardmember Udall Absent)

4 Discuss and provide direction on the following Preliminary Design Review cases:*

4-a **DRB24-01101 "Gateway Park,"** 17.7± acres located approximately 650± feet west of the northwest and southwest corners of East Ray Road and South Hawes Road. Design Review for an approximately 235,600 square foot industrial development. Mesa Airport Growth Properties, LLC, Owner; Wendy Riddell, Berry Riddell LLC, Applicant. **(District 6)**

Staff Planner: Cassidy Welch

Continued to August 12, 2025 Design Review Board Meeting

4-b **DRB25-00222 "Signal Butte & Germann,"** 4.0± acres located approximately 750 feet north of the northeast corner of South Signal Butte Road and East Germann Road. Design Review for an approximately 45,000 square foot industrial development. Dale Cavan, Signal Butte Germann LLC, Owner; Steven Rice, Pinnacle Design Inc, Applicant. **(District 6)**

Staff Planner: Chloe Durfee Daniel

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

- 4-c **DRB25-00329 "Potato Barn Distribution Facility,"** 3.2± acres located approximately 1,150 feet northeast of the intersection of East Ray Road and South Sossaman Road. Design Review for an approximately 48,000 square foot warehouse. RAY II LLC, Owner, Vince Di Bella, Adaptive Architects, Applicant. **(District 6)**

Staff Planner: Joshua Grandlienard

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

- 4-d **DRB25-00372 "Van Horn Aviation,"** 2.5± acres located approximately 1,300 feet west of North Higley Road on the north side of East Falcon Drive. Design Review for an approximately 21,211 square foot aircraft hangar. Kristen Luciano, Synectic Design, Applicant, City of Mesa, Owner. **(District 5)**

Staff Planner: Charlotte Bridges

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

5 Staff update.

Introduction of new Boardmember Winstanley

6 Adjournment.

Approved (6-0 Boardmember Udall Absent)

*The applicant and public may speak about a case, and the Board may provide comments and suggestions to assist the applicant with the proposal, but the Board will not approve or deny a case under Preliminary Review.

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.

Any citizen wishing to speak on an agenda item should complete and turn in a blue card to City staff before that item is presented. When the Board considers the item, you will be called to the podium to provide your comments.