

City of Mesa

*Council Chambers
57 E. First Street*



Meeting Minutes

Wednesday, April 23, 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.

Vice Chair Pitcher called the meeting to order at 4:02 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 April 9, 2025 Planning and Zoning Board meeting.**

Approved (4-0; Chair Ayers, Boardmember Carpenter and Boardmember Farnsworth, absent)

3 Discuss and take action on the following preliminary plats:

- **3-a ZON24-00568. "Longbow Lot 2 Replat," 10± acres located approximately 1,180 feet west of the southwest corner of North Recker Road and East Longbow Parkway. Preliminary Plat Approval for a four-lot subdivision. **(District 5)**

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

Approved (4-0; Chair Ayers, Boardmember Carpenter and Boardmember Farnsworth, absent)

- **3-b ZON25-00054. "EdgeCore Condo Plat," 40± acres located approximately 1,600 feet south of the southwest corner of East Elliot Road and South Everton Terrace. Preliminary Plat Review for a four-unit condominium subdivision. **(District 6)**

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

Approved (4-0; Chair Ayers, Boardmember Carpenter and Boardmember Farnsworth, absent)

4 Review, discuss and make a recommendation to the City Council regarding the following proposed amendment to the Mesa Zoning Ordinance:

- **4-a Proposed amendments to Chapters 34 and 87 of Title 11 of the Mesa City Code pertaining to Manufactured Home Parks and Subdivisions and Recreational Vehicle Parks and Subdivisions. The text amendments include but are not limited to modifying the permitted uses in Recreational Vehicle Subdivisions and Manufactured Home Subdivisions to allow for dwelling units of conventional construction; modifying language to clarify the permitted uses in Recreational Vehicle Parks and Manufactured Home Parks; adding a maximum height requirement for dwelling units of conventional construction; modifying how required yard setbacks in Recreational Vehicle and Manufactured Home Parks and Subdivisions are measured; modifying the definitions of Manufactured Home, Manufactured Home Lot, Manufactured Home Park, Manufactured Home Subdivision, Recreational Vehicle Accessory Structure, Recreational Vehicle, Recreational Vehicle Lot, Recreational Vehicle Park, Recreational Vehicle Subdivision; adding a definition of Recreational Vehicle, Park Model; and minor revisions to emergency parking wording. **(Citywide)**

Planner: Cassidy Welch

Staff Recommendation: Adoption

Approved (4-0; Chair Ayers, Boardmember Carpenter and Boardmember Farnsworth,

absent)

5 Adjournment.

Approved (4-0; Chair Ayers, Boardmember Carpenter and Boardmember Farnsworth, 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.

DRAFT