

Planning and Zoning Board

Meeting Minutes

Mesa City Council Chambers – Upper Level, 57 East 1st Street

Date: March 12, 2025 Time: 4:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT

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

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Evan Balmer
Cassidy Welch
Chloe Durfee Daniel
Kwasi Abebrese
Alexis Wagner

OTHERS PRESENT:

Call Meeting to Order.

Chair Ayers declared a quorum present; the meeting was called to order at 4:00 pm.

1 Take action on all consent agenda items.

It was moved by Boardmember Peterson, seconded by Vice Chair Pitcher, that the consent agenda items be approved.

Vote (7 – 0)

Upon tabulation of vote, it showed:

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

NAYS – None

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the February 26, 2025, Planning and Zoning Board meeting.

3 Take action on the following zoning cases:

- *3-a ZON24-00962 "Longbow 202 Shell Building,"** 7± acres located approximately 840± feet west of the northwest corner of North Recker Road and East McDowell Road. Site Plan Review and Special Use Permit for a 98,296± square foot industrial development. J & R Repair Service of Arizona LLC, Owner; Karen Ohmann, Deutsch Architecture Group, Applicant. **(District 5)**

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00962 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review, Case No. DRB24-00961.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Falcon Field Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 2 miles of Falcon Field Airport.

Vote (7 – 0)

Upon tabulation of vote, it showed:

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

NAYS – None

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- *3-b ZON24-01061 "The Rosetta Room,"** 0.4± acres located at 104 E. 1st Avenue. Site Plan Review and Special Use Permit for a 8,650± square foot commercial entertainment, coffee shop and general retail development. Glen Kelly, MGKELLY COMPANY LLC, Owner; Michelle Donovan, Applicant. **(District 4)**

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-01061 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Recordation of a Parking Agreement between parcels 138-39-014C, 138-45-015, 138-45-016C, 138-45-021, 138-45-027A, 138-45-036C and 138-45-036D prior to the issuance of any building permits. If an off-site parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by the Mesa Zoning Ordinance.

Vote (7 – 0)

Upon tabulation of vote, it showed:

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

NAYS – None

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4 Discuss and make a recommendation to the City Council on the following zoning cases:

- *4-a ZON24-00876 "Medina Station Freeway Landmark Monument,"** 61± acres located at the southeast corner of East Southern Avenue and South Signal Butte Road. Council Use Permit for a Freeway Landmark Monument. Bela Flor Holdings, LLC, Owner; Davis Signs and Graphics, Applicant. **(District 5)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00876 conditioned upon:

1. Compliance with the final sign plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-01010.
3. Compliance with all City development codes and regulations.

Vote (7 – 0)

Upon tabulation of vote, it showed:

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

NAYS – None

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5 Adjournment.

Boardmember Carpenter motioned to adjourn the meeting. The motion was seconded by Vice Chair Pitcher.

Vote (7 – 0)

Upon tabulation of vote, it showed:

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

NAYS – None

The public hearing was adjourned at 4:04 pm.

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Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (480) 644-2767.

Respectfully submitted,

Benjamin Ayers
Planning and Zoning Board Chair

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