

City of Mesa

*Council Chambers
57 E. First Street*



Meeting Minutes

Wednesday, March 26, 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.

Chair Ayers called the meeting to order at 4:00 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 March 12, 2025 Planning and Zoning Board meeting.

Approved (5-0; Boardmember Montes and Boardmember Carpenter, absent)

3 Take action on the following zoning cases:

3-a **ZON24-01019 "PHX062," 36.9± acres located approximately 1,850± feet west of the southwest corner of South Signal Butte Road and East Elliot Road. Modification of Conditions of Approval No. 2 and 3 for Case No. ZON24-00019. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

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

3-b **ZON24-01022 "Atlas Mesa Eastmark," 38± acres located approximately 3,160 feet south of the southwest corner of South Signal Butte Road and East Elliot Road. Site Plan Review for a 254,945 square foot industrial development. **(District 6)** (Companion case to "Atlas Mesa Eastmark Preliminary Plat", associated with item *5-a)

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

Approved (5-0; Boardmember Montes and Boardmember Carpenter, absent)

3-c **ZON24-01079 "Get Air Sports Mesa," 3.5± acres located at the northeast corner of South Ellsworth Road and East Elliot Road. Major Site Plan Modification and Special Use Permit for a Small-Scale Commercial Recreation Facility with attached commercial uses. **(District 6)** (Companion case to "Get Air Sports Mesa Preliminary Plat", associated with item *5-b)

Planner: Mallory Ress

Staff Recommendation: Approval with conditions

Approved (5-0; Boardmember Montes and Boardmember Carpenter, absent)

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

4-a **ZON24-00548 "SAIA Motor Freight Lines," 13± acres located approximately 1,900 feet east of the southeast corner of East Pecos Road and South Crismon Road. Site Plan Review for a Freight/Truck Terminal and Warehouse. SAIA Motor Freight Line LLC, Owner, Cris Burgam, Applicant. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Continued to a date uncertain.

Approved (5-0; Boardmember Montes and Boardmember Carpenter, absent)

5 Discuss and take action on the following preliminary plats:

****5-a "Atlas Mesa Eastmark Preliminary Plat,"** 38± acres located approximately 3,160 feet south of the southwest corner of South Signal Butte Road and East Elliot Road. Preliminary Plat. **(District 6)** (Companion case to ZON24-01022, associated with item *3-b)

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

Approved (5-0; Boardmember Montes and Boardmember Carpenter, absent)

****5-b "Get Air Sports Mesa Preliminary Plat,"** 3.5± acres located at the northeast corner of South Ellsworth Road and East Elliot Road. Preliminary Plat. **(District 6)** (Companion case to ZON24-01079, associated with item *3-c)

Planner: Mallory Ress

Staff Recommendation: Approval with conditions

Approved (5-0; Boardmember Montes and Boardmember Carpenter, absent)

6 Adjournment.

Approved (5-0; Boardmember Montes and Boardmember Carpenter, 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.