

Mesa Council Chambers Lower Level – 57 E 1st St

Date: September 6, 2023 Time: 5:30 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Vice Chair Shelly Allen
Boardmember Nicole Lynam
Boardmember Chris Jones
Boardmember Heath Reed
Boardmember Ethel Hoffman

MEMBERS ABSENT:

Boardmember Troy Glover

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

STAFF PRESENT:

Evan Balmer
Michelle Dahlke
Charlotte Bridges
Joshua Grandlienard
Emily Johnson
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner excused Boardmember Glover from the entire meeting and declared a quorum present, and the Public Hearing was called to order at 5:35 p.m.

2 Take action on all Consent Agenda items.

A motion to approve the Consent Agenda was made by Vice Chair Allen as read by Vice Chair Allen and seconded by Boardmember Jones.

Items on the Consent Agenda

3 Approval of the following minutes from previous meeting:

***3-a Minutes from August 2, 2023 Study Session and Public Hearing.**

Vote: 6-0

Upon tabulation of vote, it showed:

AYES – Wagner – Allen– Lynam – Jones - Reed - Hoffman

NAYS – None

ABSENT - Glover

ABSTAINED – None

4 Take action on the following cases:

***4-a Case No.: BOA23-00269 (Approval with Conditions)**

Location: 2520 South Alma School Road. Located west of Alma School Road and north of Guadalupe Road (2 ± acres).

Subject: Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards.

Decision: Approval with conditions

Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA23-00269 was made by Vice Chair Allen as read by Vice Chair Allen and seconded by Boardmember Jones.

Conditions of Approval:

1. Compliance with the final site plan and landscape plan as submitted.
2. Compliance with all City Development Codes and regulations, except as identified in Table 1 of this report.
3. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
4. Compliance with all requirements of Case No. DRB23-00267 for Design Review.
5. Compliance with all requirements of Case No. ZON23-00376 for Initial Site Plan Review.

Consent Agenda Approved

Vote: 6-0

Upon tabulation of vote, it showed:

AYES – Wagner – Allen– Lynam – Jones - Reed - Hoffman

NAYS – None

ABSENT - Glover

ABSTAINED – None

- *4-b Case No.: BOA23-00462 (Approval with Conditions)**
Location: Within the 7100 and 7500 blocks of Warner Road, and within the 4200 and 4300 blocks of Sossaman Road.
Subject: Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan in the Light Industrial with a Planned Area Development Overlay (LI-PAD) zoning district.
Decision: Approval with conditions
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA23-00462 was made by Vice Chair Allen as read by Vice Chair Allen and seconded by Boardmember Jones.

Conditions of Approval:

1. Compliance with the sign plan documents submitted.
2. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
3. All signage to be reviewed and approved through a separate permit application.
4. Illuminated signs are subject to Section 11-43-3 of the Mesa Zoning Ordinance.

Consent Agenda Approved

Vote: 6-0

Upon tabulation of vote, it showed:

AYES – Wagner – Allen– Lynam – Jones - Reed - Hoffman

NAYS – None

ABSENT - Glover

ABSTAINED – None

***4-c Case No.: BOA23-00573 (Approval with Conditions)**

Location: 213 West Main Street. Located south of Main Street and west of Robson (0.2 ± acres).

Subject: Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan in the Downtown Core with a Downtown Events overlay district (DC-DE).

Decision: Approval with conditions

Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA23-00573 was made by Vice Chair Allen as read by Vice Chair Allen and seconded by Boardmember Jones.

Conditions of Approval:

1. Signage to be reviewed and approved through a separate permit application.
2. Compliance with the sign plan documents submitted.
3. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
4. Removal of the existing non-conforming projecting sign prior to the issuance of a building permit.

Consent Agenda Approved

Vote: 6-0

Upon tabulation of vote, it showed:

AYES – Wagner – Allen– Lynam – Jones - Reed - Hoffman

NAYS – None

ABSENT - Glover

ABSTAINED – None

- *4-d Case No.: BOA23-00574 (Approval with Conditions)**
Location: 144 South Mesa Drive. Located west of Mesa Drive and south of 1st Avenue (0.5 ± acres).
Subject: Requesting a Special Use Permit (SUP) to allow for a Comprehensive Sign Plan in the Transect 4 Neighborhood Flex (T4NF) District.
Decision: Approval with conditions
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA23-00574 was made by Vice Chair Allen as read by Vice Chair Allen and seconded by Boardmember Jones.

Conditions of Approval:

1. Compliance with the sign plan documents submitted.
2. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
3. All signage to be reviewed and approved through a separate permit application.
4. Illuminated signs are subject to Section 11-43-3 of the Mesa Zoning Ordinance.

Consent Agenda Approved

Vote: 6-0

Upon tabulation of vote, it showed:

AYES – Wagner – Allen– Lynam – Jones - Reed - Hoffman

NAYS – None

ABSENT - Glover

ABSTAINED – None

***4-e Case No.: BOA23-00575 (Approval with Conditions)**

Location: 204 East 1st Avenue. Located north of 1st Avenue and east of Hibbert (0.2 ± acres).
Subject: Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan in the
Downtown Core (DC) Zoning District.
Decision: Approval with conditions
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA23-00575 was made by Vice Chair Allen as read by Vice Chair Allen and seconded by Boardmember Jones.

Conditions of Approval:

1. Compliance with the sign plan documents submitted.
2. The monument sign at the southwest corner of the site shall not be illuminated between the hours of 11:00pm and sunrise.
3. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
4. The existing legal non-conforming sign is subject to Section 11-48 of the Mesa Zoning Ordinance.
5. All illuminated signs are subject to Section 11-41-3 of the Mesa Zoning Ordinance.

Consent Agenda Approved

Vote: 6-0

Upon tabulation of vote, it showed:

AYES – Wagner – Allen– Lynam – Jones - Reed - Hoffman

NAYS – None

ABSENT - Glover

ABSTAINED – None

***4-f Case No.: BOA23-00669 (Continued to October 4, 2023)**
Decision: Continued to October 4, 2023
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to continue case BOA23-00669 was made by Vice Chair Allen as read by Vice Chair Allen and seconded by Boardmember Jones.

Consent Agenda Approved

Vote: 6-0

Upon tabulation of vote, it showed:

AYES – Wagner – Allen– Lynam – Jones - Reed - Hoffman

NAYS – None

ABSENT - Glover

ABSTAINED – None

5 Adjournment.

Vice Chair Allen moved to adjourn the Public Hearing and was seconded by Boardmember Reed. Without objection, the Public Hearing was adjourned at 5:53 p.m.

Respectfully submitted,

Evan Balmer,
On behalf of Zoning Administrator (Mary Kopaskie-Brown)