

City of Mesa

*City Council Chambers
57 E. First Street*



Meeting Minutes

Wednesday, June 4, 2025

5:30 PM

Lower Council Chambers

Board of Adjustment Public Hearing

Chair Alexis Wagner

Vice Chair Shelly Allen

Boardmember Nicole Lynam

Boardmember Heath Reed

Boardmember Troy Glover

Boardmember Todd Trendler

Boardmember Gerson Barrera

Consent Agenda - All items listed with an asterisk (*) will be considered as a group by the Board and will be enacted in one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests. If a request is made, the item will be removed from the Consent Agenda and considered as a separate item, following adoption of the Consent Agenda.

1 **Call meeting to order.**

Chair Wagner called the meeting to order at 5:30 pm.

2 **Take action on all Consent Agenda items.**

Items on the Consent Agenda

3 **Approval of the following minutes from previous meetings:**

*3-a Minutes from April 2, 2025 Study Session and Public Hearing.

Approved (5-0 Boardmember Lynam and Boardmember Barrera Absent)

4 **Take action on the following cases:**

*4-a **BOA25-00160 "UTV Stereo - Quality Car Audio,"** 2.1± acres located at 7561 East Baseline Road. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for the expansion of a vehicle service and repair use. **(District 6)**

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

Approved (5-0 Boardmember Lynam and Boardmember Barrera Absent)

*4-b **BOA25-00186 "City of Mesa Fire and Medical Station 205,"** 1± acre located at 730 South Greenfield Road. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for a new Public Safety Facility. **(District 2)**

Staff Planner: Joshua Grandlienard

Recommendation: Approval with Conditions

Approved (5-0 Boardmember Lynam and Boardmember Barrera Absent)

- *4-c **BOA25-00217 "AT Still University Main ID,"** 4.1+ acres located at the northeast corner of South Sunview and East Baseline Road. Requesting a Special Use Permit (SUP) for a modification to a Comprehensive Sign Plan (CSP). **(District 2)**

Staff Planner: Tulili Tuiteleleapaga-Howard

Recommendation: Approval with Conditions

Approved (5-0 Boardmember Lynam and Boardmember Barrera Absent)

- *4-d **BOA25-00292 "Guadalupe & Power Retail,"** 1.7± acres located at 6810 East Guadalupe Road. Requesting a Special Use Permit (SUP) to expand a non-conforming structure, modification of a SUP for an automobile/vehicle car wash, and a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for the development of a restaurant with drive-thru facility and an automobile/vehicle car wash. **(District 6)**

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

Pulled off the Consent Agenda

Approved (5-0 Boardmember Lynam and Boardmember Barrera Absent)

- *4-e **BOA25-00302 "Dink & Dine,"** 3± acres located at 1017 and 1065 North Dobson Road. Requesting a Special Use Permit (SUP) for a modification to a Comprehensive Sign Plan (CSP). **(District 3)**

Staff Planner: Sergio Solis

Recommendation: Approval with Conditions

Approved (5-0 Boardmember Lynam and Boardmember Barrera Absent)

- *4-f **BOA25-00303 "Sanctum of Horror,"** 6± acres located at 6555 East Southern Avenue. Requesting a Special Use Permit (SUP) to exceed the maximum number of days allowed for a special event. **(District 6)**

Staff Planner: Kwasi Abebrese

Recommendation: Approval with Conditions

Approved (5-0 Boardmember Lynam and Boardmember Barrera Absent)

- *4-g **BOA25-00306 "8645 E Winnston Circle,"** 1± acres located at 8645 East Winnston Circle. Requesting a Variance to allow the gross floor area of a detached accessory building to exceed 100% of the gross floor area of the primary building, and a Special Use Permit (SUP) to exceed the height of the primary building. **(District 6)**

Staff Planner: Tulili Tuiteleleapaga-Howard

Recommendation: Approval with Conditions

Approved (5-0 Boardmember Lynam and Boardmember Barrera Absent)

- *4-h **BOA25-00308 "XNRGY Comprehensive Sign Plan,"** 17± acres located at 9013 East Aviation Way. Requesting a Special Use Permit (SUP) for a modification to a Comprehensive Sign Plan (CSP). **(District 6)**

Staff Planner: Noah Bulson

Recommendation: Approval with Conditions

Approved (5-0 Boardmember Lynam and Boardmember Barrera Absent)

- *4-i **BOA25-00335 "Virgin Galactic,"** 12.5± acres located at 5559 South Sossaman Road. Requesting a Special Use Permit (SUP) for a modification to a Comprehensive Sign Plan (CSP). **(District 6)**

Staff Planner: Tye Hodson

Recommendation: Approval with Conditions

Approved (5-0 Boardmember Lynam and Boardmember Barrera Absent)

5 Adjournment.

Approved (5-0 Boardmember Lynam and Boardmember Barrera 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.