



Planning and Zoning Board

Meeting Minutes

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

Date: June 12, 2024 Time: 4:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Jeff Pitcher *
Jeffery Crockett *
Troy Peterson
Jamie Blakeman
Jayson Carpenter

MEMBERS ABSENT

Genessee Montes

(*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
Chloe Durfee Daniel
Jeff McVay
Anothony Rodriguez
Sarah Steadman
Kirstin Dvorchak
Alexis Wagner

OTHERS PRESENT:

Call Meeting to Order.

Chair Ayers excused Boardmember Montes and 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 Blakeman, seconded by Boardmember Carpenter, that the consent agenda items be approved.

Vote (6 – 0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Peterson, Blakeman, Carpenter

NAYS – None

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the May 22, 2024 Planning and Zoning meeting.

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

- *3-a** Proposed amendments to Chapter 7, Section 11-7-2 of Title 11 of the Mesa City Code, also known as the Mesa Zoning Ordinance, allowing Banquet and Conference Centers in certain Employment Districts. **(Citywide)**

Planner: Rachel Nettles

Staff Recommendation: Adoption

That: The Board recommends adoption of the proposed text amendments.

Vote (6 – 0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Peterson, Blakeman, Carpenter

NAYS – None

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Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov

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- *3-b** Proposed amendments to Chapters 24 and 87 of Title 11 of the Mesa City Code, also known as the Mesa Zoning Ordinance pertaining, but not limited to, revising the boundaries of the Downtown Events (DE) Overlay District and creating an exception to the maximum consecutive days for City Special Events in the DE Overlay District.
(Citywide)

Planner: Jeff McVay

Staff Recommendation: Adoption

That: The Board recommends adoption of the proposed text amendments.

Vote (6 – 0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Peterson, Blakeman, Carpenter

NAYS – None

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- *3-c ZON23-00465. "Smiles for Special Needs" (District 1).** Within the 1800 block of East Brown Road (north side). Located west of Gilbert Road and north of Brown Road (1± acres). Rezone from Single Residence-9 (RS-9) to Office Commercial (OC) and Site Plan Review. This request will allow for a day care center. Smiles for Special Needs LLC, Owner; Vanessa MacDonald, Pew & Lake PLC, Applicant.

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions.

The Board recommends to approve case ZON23-00465 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with the requirements for a Substantial Conformance Improvement Permit per Board of Adjustment Case No. BOA24-00402.
3. Compliance with all City development codes and regulations.

Vote (6 – 0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Peterson, Blakeman, Carpenter

NAYS – None

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4 Adjournment.

Boardmember Peterson motioned to adjourn the meeting. The motion was seconded by Boardmember Crockett.

Vote (6 – 0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Peterson, Blakeman, Carpenter

NAYS – None

The public hearing was adjourned at 4:04 pm.

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

Respectfully submitted,

Evan Balmer

Evan Balmer
Principal Planner

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