



Planning and Zoning Board

Meeting Minutes

Mesa City Council Chambers – Upper Level, 20 East Main Street
Date: November 12, 2025 Time: 4:00 p.m.

MEMBERS PRESENT:

Troy Peterson
Jeff Pitcher*
Jamie Blakeman
Jayson Carpenter
Chase Farnsworth

MEMBERS ABSENT:

Benjamin Ayers
Genessee Montes

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

STAFF PRESENT:

Rachel Phillips
Evan Balmer
Cassidy Welch
Kirstin Dvorchak
Joshua Grandlienard
Jennifer Merrill
Noah Bulson
Alexis Wagner
Danika Heying

OTHERS PRESENT:

Call Meeting to Order.

Vice Chair Peterson excused Chair Ayers and Boardmember Montes and declared a quorum present; the meeting was called to order at 4:38 pm.

1 Take action on all consent agenda items.

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

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from October 22, 2025, Planning and Zoning Board Meeting.

3 Take action on the following zoning cases:

***3-a ZON25-00599: AWS Phoenix or PHX062** 43± acres located approximately 1,840 feet west of the southwest corner of East Elliot Road and South Signal Butte Road. Major Site Plan Modification to allow for an Electric Substation. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON25-00599 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00276.
3. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
4. Compliance with Ordinance No. 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
5. Compliance with Eastmark Development Unit 6 North Development Unit Plan dated April 20, 2011.
6. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
7. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Aviation Easement and Release for Phoenix-Mesa Gateway 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 Phoenix-Mesa Gateway 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. Provide written notice to future property owners that the project is within two miles of Phoenix-Mesa Gateway Airport.
 - d. Prior to 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.
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to the Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
8. Compliance with all City development codes and regulations.
9. Prior to the submittal of a building permit, submit an Administrative Review application for a parking reduction to be reviewed and approved by the Planning Director.

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

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AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

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*3-b **ZON25-00827. “Cadence DU3 Multi-Residence”** 17± acres located at the southwest corner of Crismon Road and Williams Field Road. Site Plan Review for a 302-unit multiple residence development (**District 6**)

Planner: Kellie Rorex

Staff Recommendation: Continued to the December 10, 2025 Planning and Zoning Board meeting.

The Board recommends to continue case ZON25-00827 to the December 10, 2025 Planning and Zoning Board meeting.

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

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4 Discuss and make recommendations to the City Council on the following cases:

***4-a ZON24-00998 "623 S Mesa Dr,"** 0.6± acres located approximately 1,420 feet south of the southeast corner of East Broadway Road and South Mesa Drive. Rezone from Multiple Residence-2 (RM-2) to Multiple Residence-4 with a Bonus Intensity Zone overlay (RM-4-BIZ) and Site Plan Review for a 15-unit multiple residence development. **(District 4)**

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00998 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00996.
3. Within the central amenity area, provide seating for at least two people, plus barbecue(s), table(s), shade structure(s) and/or another amenity.
4. Shift the perimeter landscape planters away from the buildings to the property lines, to provide more space for the tree roots and mature tree canopy.
5. Provide climbing/vining shrubs adjacent to the east and west elevations of Buildings 2 & 3, and to the north and south elevations of Building 1.
6. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
7. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this BIZ Overlay as shown in the following table:

Development Standard	Approved
<u>Maximum Lot Coverage</u> (% of lot) – MZO Table 11-5-5	79%
<u>Minimum Yards</u> – MZO Table 11-5-5 - Front and Street Facing Side - (6-lane arterial – S. Mesa Dr.) - Interior Sides and Rear: 3 or more units on lot	15'-10" 0' to shade structure; 3 feet per story for buildings (9 feet total)
<u>Minimum Separation Between Buildings on Same Lot</u> – MZO Table 11-5-5 - Three-Story building	17-feet

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Development Standard	Approved
<u>Attached Garages – MZO Section 11-5-5(B)(4)(f)(iii)</u>	When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to seven (7), unless there is a break in the building façade between garage doors. The break shall contain a major architectural feature, such as a building entrance or equivalent feature.
<u>Setback of Cross Drive Aisles – MZO Section 11-32-4(A)</u>	Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 20 ft from the property line abutting the street.
<u>Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts – MZO Section 11-33-3(B)(2)(a)(ii)</u>	Properties that are not part of a group C-O-I Development, as defined in Chapter 87, must provide a 1'-10" landscape yard except where a cross-access drive aisle occurs within the required landscape yard.
<u>Plant Material within Foundation Base – MZO Section 11-33-5(B)(4)</u>	Trees shall be in planters that are at least 4-1/2 feet wide. Other plant material shall be in planters that are at least 3 feet wide.

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

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*4-c **ZON23-00365. "Fujifilm PAD Expansion,"** 61.6± acres located approximately 1,000 feet north of the northwest corner of East Pecos Road and South Mountain Road. Rezone from Heavy Industrial with a Planned Area Development overlay (HI-PAD) and Agricultural (AG) to Heavy Industrial with a new Planned Area Development overlay and Site Plan Modification to allow for the expansion of an existing industrial facility. (**District 6**)

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

The following citizen submitted a comment card in support to ZON23-00365.

- David Jarvis, a Mesa resident

The Board recommends to approve case ZON23-00365 conditioned upon:

1. Compliance with the site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00366.
3. Compliance with the Subdivision Regulations.
4. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
5. Prior to the issuance of any building permit, obtain approval of and record a Final Plat.
6. Installation of all off-site improvements and street frontage landscaping during the first phase of construction, except as may be modified by any recorded development agreement or if such improvements and landscaping or the subject of an agreed to in-lieu payment agreement pursuant to Section 9-6-2(F)(4).
7. Prior to issuance of building permits, recordation of a cross-access agreement for the western entrance drive adjacent to Signal Butte Road.
8. Compliance with the Development Agreements (Recording Nos. 96-0105415, 2019-0051061 & 2017-0242168) for the duration of the term of such agreement, and any future amendments thereto.
9. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD overlay as shown in the following table:

Development Standards	Approved
<u>Maximum Building Height – MZO Table 11-7-3</u>	120 feet (Warehouse Building) 86 (Processing Towers)
<u>Front and Street-Facing Side Setback – MZO Table 11-7-3</u> -SR24	0 feet for outdoor storage / isotainer parking area 15 feet for future outdoor storage / isotainer parking area west of Phases I & II

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Development Standards	Approved
<u>Massing and Scale</u> – MZO <u>Section 11-7-3(B)(2)(a)(i)</u> - Wall Articulation	<p>Publicly visible facades (viewed from rights-of-way or private property), may not have blank, uninterrupted wall lengths exceeding 50 feet without including a change in texture or masonry pattern. This may include, but is not limited to, varying types of insulated metal panels, or an equivalent element that subdivides the wall into human scale proportions.</p>
<u>Materials and Colors</u> – MZO <u>Section 11-7-3(B)(5)</u>	<p>To reduce the apparent massing and scale of buildings, facades shall incorporate at least two (2) different and distinct materials.</p> <p>No more than eighty percent (80%) of the total façade may be covered with one (1) single material, so long as varying types/colors are included to provide visual differences.</p>
<u>Fences and Freestanding Walls</u> – MZO Section 11-30-4(B) - Maximum Height - Materials	<p>No Fence or freestanding wall within or along the exterior boundary of the required interior side or Rear Yards shall exceed a height of 16-feet when adjacent to utility infrastructure.</p> <p>The use of barbed wire and razor wire is permitted in Street-facing yards or where adjacent to any public Right-of-Way when the wire is tilted inward toward the property so that it is not visible from the ROW.</p>
<u>Lighting and Illumination</u> – MZO <u>Table 11-30-5</u> - Maximum Height of Lighting Fixtures	<p>Within 50 feet of any Street frontage: 20 ft.</p> <p>Within 50 feet of a residential district: 15 ft.</p> <p>Any other location: 65 ft.</p>
<u>Screening</u> – MZO Section 11-30-9(A)(2) - Ground-Mounted Equipment	<p>No screening required for two “Melville” tower farms, which may include open scaffolding and piping</p>
<u>Required Parking Spaces by Use</u> – MZO Table 11-32-3.A - Industrial	<p>1 space per 920 square feet of gross floor area</p> <p>Current Required Parking: 483 spaces</p>

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Development Standards	Approved
<u>Required Number of Plants by Street Type – MZO Table 11-33-3.A.4</u> -Arterial Streets	0 Trees and 0 Shrubs at Pecos Road driveway
<u>Required Landscape Yards – MZO Section 11-33-3(B)(2)(a)(i)</u> -Width	0 feet when fully screened by a solid wall
<u>Required Landscape Yards – MZO Section 11-33-3(B)(2)(c)</u> -Number of Plants	0 Trees and 0 Shrubs along Pecos Road driveway
<u>Interior Parking Lot Landscaping – MZO Section 11-33-4(B)</u> -Landscape Islands	<p>Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 16 contiguous parking spaces.</p> <p>Landscape islands shall be a minimum of six feet wide and 18 feet in length for single-row and 36 feet in length for double-row parking. All measurements are to face of curb.</p> <p>The maximum length of a covered parking canopy shall be 16 parking stalls in a row. Landscape islands may be eliminated when a conflict with the covered parking canopy occurs.</p>

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

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*4-d **ZON25-00309. "Dutch Bros AZ1618,"** 0.8± acres located approximately 560 feet south of the southeast corner of East Elliot Road and South Power Road. Major Site Plan Modification and modification of Condition No. 1 of Ordinance 5781 to allow for a Coffee Shop with Drive-Thru Facilities. **(District 6)**

Planner: Noah Bulson

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON25-00309 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with Ordinance No. 5781 except for condition of approval No. 1.
3. Compliance with all requirements of Design Review Case No. DRB25-00139 and ZON22-01271, except as modified by this approval.
4. Compliance with all applicable City development codes and regulations.
5. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

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*4-e **ZON25-00598. "AWS PHX 065,"** 71± acres located approximately 1,300 feet west of the southwest corner of East Pecos Road and South Signal Butte Road. Council Use Permit to allow for a Major Utility. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON25-00598 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00018.
3. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
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 Phoenix-Mesa Gateway 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 Phoenix-Mesa Gateway 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. Provide written notice to future property owners that the project is within two miles of Phoenix-Mesa Gateway Airport.
 - d. Prior to 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.
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to the Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
5. Compliance with all City development codes and regulations.
6. Compliance with all City Drainage requirements, with allowances for modifications as approved by the City and specified in a City approved Grading and Drainage Plan.
7. Prior to issuance of a building permit, obtain approval of and record a final drainage agreement to address the drainage channel.
8. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
9. Prior to submittal of a building permit, obtain administrative approval for screening of the proposed substation, consistent with the requirements of MZO Section 11-30-9.

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

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MINUTES OF THE NOVEMBER 12, 2025, PLANNING & ZONING BOARD MEETING

5 Review, discuss, and make a recommendation to the City Council regarding the following:

5-a MesaCONNECTED Transit-Oriented Development Plan.

Planner: Rachel Phillips

Staff Recommendation: Adoption

The board recommends adoption of the MesaCONNECTED Transit-Oriented Development Plan.

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

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6 Discuss and make a recommendation to the City Council on the following General Plan amendment and related zoning case:

6-a ZON25-00210. "The Lincoln," 9.1± acres located approximately 340 feet west of the southwest corner of Hampton Avenue and Crismon Road. Rezone from Planned Employment Park with a Planned Area Development Overlay (PEP-PAD) to Multiple Residence 2 with a Planned Area Development Overlay (RM-2-PAD), Special Use Permit and Site Plan Review to allow for a 113-lot attached single residence development. **(District 5)**

Planner: Cassidy Welch

Staff Recommendation: Continued to the December 10, 2025 Planning and Zoning Board meeting.

The Board recommends to continue case ZON25-00827 to the December 10, 2025 Planning and Zoning Board meeting.

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

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6-b ZON25-00313. "The Lincoln," 9.1± acres located 340 feet west of the southwest corner of Hampton Avenue and Crismon Road. Minor General Plan Amendment to change the Place type from Urban Center to Urban Residential. (District 5)

Planner: Cassidy Welch

Staff Recommendation: Continued to the December 10, 2025 Planning and Zoning Board meeting.

The Board recommends to continue case ZON25-00827 to the December 10, 2025 Planning and Zoning Board meeting.

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

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Items not on the Consent Agenda

***4-b ZON21-00066. "Greenfield Multifamily,"** 1.9± acres located approximately 2,050 feet north of the northwest corner of East Brown Road and North Greenfield Road. Rezone from Single Residence-35 (RS-35) to Multiple Residence-3 with a Planned Area Development overlay (RM-3-PAD), and Site Plan Review to allow for a 30-unit multiple residence development. **(District 2)**

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

Summary:

Applicant Dave Richins presented case ZON21-00066.

The Board expressed concern with the lack of trees and landscaping along the canal, limited options for planting due to RWCD restrictions, potential privacy and sightline impacts, unclear maintenance responsibilities for private yards, and the decision not to hold an updated neighborhood meeting.

The following citizens submitted comment cards in opposition to ZON21-00066.

- Carol Arbuthnot, a Mesa resident
- Roger Arbuthnot, a Mesa resident
- Monica DeGroff, a Mesa resident
- Dawna Lepler, a Mesa resident

The following citizens offered a series of comments in opposition to ZON21-00066.

- Jason Oaks, a Mesa resident
- Mark Hunksaker, a Mesa resident
- Wendy Weise, a Mesa resident
- Thomas Lepler, a Mesa resident
- Janet Cotie, a Mesa resident
- Kay Freeman-Hunksaker, a Mesa resident
- Rich Ruskin, a Mesa resident
- Frank Gomez, a Mesa resident
- Chase Waterston, a Mesa resident
- Jody Oaks, a Mesa resident

Mr. Richins responded to public comments by emphasizing that neighborhood concerns about traffic, school impact, safety, and viewsheds were minimal or already addressed in the project narrative, noting the project's small scale, the existing canal conditions, the need for infill housing, and the quality and compatibility of the proposed development; he also underscored that property owners cannot expect protected views, that change is inherent in urban growth, and that this project represents an appropriate, market-driven use of a long-vacant parcel.

Vice Chair Peterson made a motion to deny ZON21-00066. The motion was seconded by Boardmember Pitcher.

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Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – None

NAYS – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

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7 **Adjournment.**

Boardmember Farnsworth motioned to adjourn the meeting. The motion was seconded by Boardmember Carpenter.

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

The public hearing was adjourned at 6:18 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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