

City of Mesa

City Hall
20 East Main Street



Meeting Minutes - Draft

Wednesday, February 25, 2026

4:00 PM

Council Chambers

Planning and Zoning Board - Public Hearing

Chair Benjamin Ayers
Vice Chair Troy Peterson
Boardmember Jeff Pitcher
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 February 25, 2026 Planning and Zoning Public Hearing to order at 4:03 pm.

1 Take action on all consent agenda items.

It was moved by Boardmember Peterson, seconded by Boardmember Blakeman, that the February 25, 2026, Consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES - Ayers-Peterson-Pitcher-Montes-Blakeman-Farnsworth

NAYS - None

Carried unanimously.

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

Planning and Zoning minutes from January 28, 2026 Planning and Zoning Board meeting.

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

3a **ZON25-00774 "Blue Sky Pest Control"**, 2.4± acres located at the northwest corner of East Ray Road and South 71st Street. Major Site Plan Modification and amending Conditions of Approval No. 1 and No. 2 of Ordinance No. 5699. This request will allow for a 26,000± square foot industrial building. **(District 6)**

Planner: Kwasi Abebrese

Staff Recommendation: Approval with Conditions

3b **ZON25-00326 "RMDC Dance Studio,"** 1± acres located approximately 350± feet east of the southeast corner of East Warner Road and South Mountain Road. Rezone from Limited Commercial (LC) to Limited Commercial with a Bonus Intensity Zone Overlay(LC-BIZ) and Site Plan Review to allow for the development of a 15,344± square foot commercial building. **(District 6)**

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with Conditions

4 Adjournment.

It was moved by Boardmember Farnsworth, seconded by Boardmember Pitcher, that the February 25, 2026, Planning and Zoning Public Hearing be adjourned at 4:05pm.

Upon tabulation of votes, it showed:

AYES - Ayers-Peterson-Pitcher-Montes-Blakeman-Farnsworth

NAYS - None

Carried unanimously.

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.