

Planning and Zoning Board

Meeting Minutes

Mesa City Council Chambers – Upper Level, 20 East Main Street

Date: January 28, 2026 Time: 4:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
*Troy Peterson
*Jeff Pitcher
Jamie Blakeman
Jayson Carpenter
*Chase Farnsworth

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
Kirstin Dvorchak
Evan Balmer
Cassidy Welch
Chloe Durfee Daniel
Danika Heying

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 Carpenter, seconded by Boardmember Blakeman, that the consent agenda items be approved.

Vote (6-0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Items on the Consent Agenda

Approval of minutes from previous meetings.

*2-a Minutes from January 14, 2026, Planning and Zoning Board Meeting.

2 Take action on the following zoning cases:

*3-a **ZON25-00378. "Angie's Prime Grill,"** 0.7± acres located approximately 575 feet east of the southeast corner of South Crismon Road and East Southern Avenue. Major Site Plan Modification. This request will allow for a 1,692± square foot Restaurant with a Drive-Thru facility. **(District 5).**

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with Conditions

The Board recommends to approve case ZON25-00378 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00379.
3. Compliance with all applicable City development codes and regulations.
4. All signage shall be reviewed under a separate permit.
5. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.

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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

4 Adjournment.

Boardmember Pitcher motioned to adjourn the meeting. The motion was seconded by Chair Ayers.

Vote (6-0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

The public hearing was adjourned at 4:04 pm.

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Respectfully submitted,

Benjamin Ayers
Planning and Zoning Board Chair

DRAFT

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