



BOARD OF ADJUSTMENT PUBLIC HEARING ACTION MINUTES

June 3, 2026

The Board Name of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on June 3, 2026, at 5:30 p.m.

BOARD PRESENT

Alexis Wagner, Chairperson
Troy Glover
Janice Paul
Todd Trendler

BOARD ABSENT

Shelly Allen, Vice Chairperson
Gerson Barrera

STAFF PRESENT

Kelly Whittemore
Cassidy Welch
Jennifer Merrill

Chairperson Wagner conducted a roll call.

Chairperson Wagner excused Vice Chairperson Allen and Boardmember Barrera from the entire meeting.

1. Take action on all consent agenda items.

All items listed with an asterisk (*) are on the consent agenda which means they 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, in which event the item will be removed from the consent agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a request must be made prior to the Board's vote on the consent agenda.

It was moved by Boardmember Paul, seconded by Boardmember Trendler, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Wagner– Glover–Paul–Trendler

NAYS – None

ABSENT–Allen–Barrera

Chairperson Wagner declared the motion passed by those present.

*2. Approval of minutes of previous meetings as written.

*2-a Minutes from May 6, 2026 Study Session and Public Hearing.

3. Take action on the following cases: or Make a recommendation to the City Council on the following zoning cases:

- *3-a BOA25-00815. "RV Service Building," 5.8± acres located at 2038 North Country Club Drive. Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for an expansion to the existing Automobile/Vehicle Sales facility. (District 3)

Staff Planner: Kwasi Abebrese

Recommendation: Continue to a date uncertain

- *3-b BOA25-01000. "Power Village," 9.8± acres located at the northwest corner of East Broadway Road and South Power Road. Substantial Conformance Improvement Permit (SCIP). This request will allow for modifications to an existing Group Commercial Center. (District 2).

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

- *3-c BOA26-00041. "Mountainside Fitness CSP Amendment," 3.8± acres located at 9311 East Cadence Parkway. Special Use Permit (SUP). This request will allow for a Modification to a Comprehensive Sign Plan. (District 6)

Staff Planner: Kwasi Abebrese

Recommendation: Approval with Conditions

- *3-d BOA26-00157. "Living Word Church," 15.7± acres located at 3520 East Brown Road. Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP). (District 1)

Staff Planner: Emily Johnson

Recommendation: Approval with Conditions

- *3-e BOA26-00169. "Century Marine SCIP," 4± acres located at 3302 East Main Street. Substantial Conformance Improvement Permit (SCIP). This request will allow for an expansion to the existing Vehicle Sales and Service facility. (District 1)

Staff Planner: Sergio Solis

Recommendation: Approval with Conditions

- *3-f See: **Items not on the Consent Agenda**

4 Items not on the Consent Agenda.

- *3-f BOA26-00182. "Spilsbury Future Site," 1.8± acres located at 521 East Lehi Road. Special Use Permit. This request will allow the combined gross floor area of all detached accessory buildings or structures to exceed 100% of the gross floor area of the primary building and a detached structure to exceed the height of the primary building. (District 1)

Staff Planner: Sergio Solis

Recommendation: Continue to July 1, 2026

It was moved by Boardmember Glover, seconded by Boardmember Paul, that case number BOA26-00182. "Spilsbury Future Site," be continued to July 1, 2026.

Upon tabulation of votes, it showed:

AYES – Wagner– Glover–Paul–Trendler
NAYS – None
ABSENT–Allen–Barrera
ABSTAINED – None

Chairperson Wagner declared the motion passed by those present.

5. Adjourn.

Without objection, the Board Name Public Hearing adjourned at 5:38 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Board of Adjustment Public Hearing meeting of the City of Mesa, Arizona, held on 3rd day of June 2026. I further certify that the meeting was duly called and held and that a quorum was present.

ALEXIS WAGNER, CHAIRPERSON