

Mesa Council Chambers Lower Level – 57 E 1st St

Date: October 5, 2022, Time: 5:30 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Vice Chair Nicole Lynam
Boardmember Ethel Hoffman*
Boardmember Troy Glover

MEMBERS ABSENT:

Boardmember Chris Jones
Boardmember Adam Gunderson
Boardmember Heath Reed

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

STAFF PRESENT:

Evan Balmer
Sean Pesek
Samantha Brannagan
Alexis Jacobs

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner declared a quorum present, and the Public Hearing was called to order at 5:30 p.m.

2 Take action on all Consent Agenda items.

A motion to approve the Consent Agenda was made by Vice Chair Lynam as read by Vice Chair Lynam and seconded by Boardmember Hoffman.

Items on the Consent Agenda

3 Approval of the following minutes from previous meeting:

***3-a Minutes from September 7, 2022 Study Session and Public Hearing.**

Vote: 4-0

Upon tabulation of vote, it showed:

AYES – Wagner- Lynam – Glover - Hoffman

NAYS – None

ABSENT – Gunderson-Jones-Reed

ABSTAINED – None

4 Take action on the following cases:

***4-a Case No.: BOA22-00697 (Withdrawn)**
Location: District 4. 755 East 1st St.
Subject: Requestion a Variance to allow an accessory dwelling unit to exceed the maximum size of 30% of the primary residence within the Single Residence-6 (RS-6) Zoning District
Decision: Withdrawn
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to withdraw case BOA22-00697 was made by Vice Chair Lynam as read by Vice Chair Lynam and seconded by Boardmember Hoffman.

Consent Agenda Approved

Vote: 4-0

Upon tabulation of vote, it showed:

AYES – Wagner- Lynam – Glover - Hoffman

NAYS – None

ABSENT – Gunderson-Jones-Reed

ABSTAINED – None

***4-b Case No.: BOA22-00709 (Approval with Condition)**
Location: District 6. 3327 S. Sossaman Road
Subject: Requesting a Special Use Permit (SUP) to allow a Comprehensive Sign Plan (CSP) for an industrial development
Decision: Approval with Conditions
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-00709 was made by Vice Chair Lynam as read by Vice Chair Lynam and seconded by Boardmember Hoffman, with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Jones to approve the following conditions:

1. Compliance with the sign plan documents submitted.
2. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
3. All signage to be reviewed and approved through a separate permit application.

The Board's decision is based upon the following Findings of Fact:

Findings:

- A. The proposed CSP complies with Section 11-43-3(D) of the MZO for detached signs in the LI District.
- B. The CSP proposes to allow a maximum aggregate sign area of 240 square feet for front building occupancies between 81 to 199-feet.
- C. The development is unique in that several tenants are not visible from Sossaman Road.
- D. The CSP specifies design guidelines for the lighting, materials and craftsmanship of the attached signs to integrate it with the building architecture.
- E. The CSP advances the goals and objectives of the Employment character area by establishing a customized sign plan to help create and maintain a strong and viable commercial and industrial center and identify the tenants within the development to vehicle, transit, and pedestrian users.
- F. The proposed CSP is consistent with the location, size, design and operating characteristics of the LI District and the surrounding area.
- G. The proposed CSP will not be injurious or detrimental to the surrounding properties.
- H. The City of Mesa utilities and public infrastructure are available to serve the approved dental office development.

Consent Agenda Approved

Vote: 4-0

Upon tabulation of vote, it showed:

AYES – Wagner- Lynam – Glover - Hoffman

NAYS – None

ABSENT – Gunderson-Jones-Reed

ABSTAINED – None

***4-c Case No.: BOA22-00802 (Approval with Condition)**
Location: District 6. Within the 8900 to 9200 blocks of East Elliot Road (north side) and within the 8900 to 9200 blocks of East Peterson Avenue (south side). Located west of Ellsworth Road on the north side of Elliot Road.
Subject: Requesting a Special Use Permit (SUP) to allow a Comprehensive Sign Plan (CSP) for an industrial development in the Light Industrial zoning district with a Planned Area Development overlay (LI-PAD).
Decision: Approval with Conditions
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-00802 was made by Vice Chair Lynam as read by Vice Chair Lynam and seconded by Boardmember Hoffman, with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Jones to approve the following conditions:

1. Compliance with the sign plan documents submitted.
2. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
3. All signage to be reviewed and approved through a separate permit application.

The Board's decision is based upon the following Findings of Fact:

- A. The proposed CSP complies with Section 11-43-3(D) of the MZO for detached signs in the LI District.
- B. The CSP proposes to allow a maximum sign area not to exceed 80% of the total tenant building occupancy.
- C. The CSP proposes to allow each tenant a minimum of 50 square feet of sign area, regardless of front foot of occupancy.
- D. The development is unique in that several tenants are not visible from Elliot Road and Peterson Avenue.
- E. The proposed detached & attached signage is consistent with the approved architecture for the development.
- F. The CSP advances the goals and objectives of the Employment character area by establishing a customized sign plan to help create and maintain a strong and viable industrial park and identify the development to vehicle, transit, and pedestrian users.
- G. The proposed CSP is consistent with the location, size, design and operating characteristics of the LI District and the surrounding area.
- H. The proposed CSP will not be injurious or detrimental to the surrounding properties.
- I. The City of Mesa utilities and public infrastructure are available to serve the approved development.

Consent Agenda Approved

Vote: 4-0

Upon tabulation of vote, it showed:

AYES – Wagner- Lynam – Glover - Hoffman

NAYS – None

ABSENT – Gunderson-Jones-Reed

ABSTAINED – None

***4-d Case No.: BOA22-00824 (Approved with Conditions)**
Location: District1. 2457 North Stapley Drive.
Subject: Requesting a Special Use Permit for the aggregate area of all detached accessory structures to exceed the maximum 100% roof area of the primary residence.
Decision: Approved with Conditions
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-00824 was made by Vice Chair Lynam as read by Vice Chair Lynam and seconded by Boardmember Hoffman, with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Jones to approve the following conditions:

1. Compliance with the documents submitted.
2. Compliance with all City Development Codes and regulations.

The Board's decision is based upon the following Findings of Fact:

- A. The property was annexed into the City of Mesa in 1970 and subsequently zoned RS-43.
- B. The existing residence was constructed in 1971 in compliance with the MZO development standards in the RS-43 zoning district in effect at that time.
- C. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
- D. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- E. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and
- F. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

Consent Agenda Approved

Vote: 4-0

Upon tabulation of vote, it showed:

AYES – Wagner- Lynam – Glover - Hoffman

NAYS – None

ABSENT – Gunderson-Jones-Reed

ABSTAINED – None

***4-e Case No.: BOA22-00840 (Continued to November 2, 2022)**
Location: District 5. 6536 East Delmon Drive.
Subject: Requesting a Variance from the required front yard setback for an attached garage addition in the Single Residence-9 (RS-9) Zoning District.
Decision: Continued to November 2, 2022
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to continue case BOA22-00840 Vice Chair Lynam as read by Vice Chair Lynam and seconded by Boardmember Hoffman to approve the following conditions:

Consent Agenda Approved

Vote: 4-0

Upon tabulation of vote, it showed:

AYES – Wagner- Lynam – Glover - Hoffman

NAYS – None

ABSENT – Gunderson-Jones-Reed

ABSTAINED – None

***4-f Case No.: BOA22-00878 (Approved with Conditions)**
Location: District1. 1132 East Glencove Street.
Subject: Requesting a Variance to allow an existing carport to encroach into the side setback.
Decision: Approved with Conditions
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-00878 was made by Vice Chair Lynam as read by Vice Chair Lynam and seconded by Boardmember Hoffman, with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Jones to approve the following conditions:

1. Issuance of a building permit for the existing carport.
2. Compliance with all City Development Codes and regulations.

The Board's decision is based upon the following Findings of Fact:

- A. The property was annexed into the City of Mesa in 1973 as part of a greater 496± acre area.
- B. The property was created as Lot 34 of the Hohokam Village Unit 1-A subdivision and subsequently zoned RS-7.
- C. The existing residence was constructed in 1979 in compliance with the MZO development standards in the RS-7 zoning district in effect at that time.
- D. Special circumstances are present on the subject property related to the size, shape, topography, location, or surround area that would justify the variance.
- E. The need for the variance is not created by the current property owner's actions.
- F. Strict compliance with the MZO development standards for the RS-7 zoning district would deprive the property owner privileges enjoyed by other properties in the neighborhood as other lots have attached carports within their side yards.
Granting of this variance request would not constitute a special privilege inconsistent with the MZO development standards for the RS-7 zoning ordinance.

Consent Agenda Approved

Vote: 4-0

Upon tabulation of vote, it showed:

AYES – Wagner- Lynam – Glover - Hoffman

NAYS – None

ABSENT – Gunderson-Jones-Reed

ABSTAINED – None

Items not on the Consent Agenda

5 Act on the following case: None

6 Items from citizens present:

7 Adjournment.

Boardmember Jones moved to adjourn the Public Hearing and was seconded by Boardmember Gunderson. Without objection, the Public Hearing was adjourned at 5:50 p.m.

Respectfully submitted,

Evan Balmer

Evan Balmer,
On behalf of Zoning Administrator (Dr. Nana Appiah)