

Mesa Council Chambers Lower Level – 57 E 1st St

Date: April 5, 2023 Time: 5:30 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Boardmember Adam Gunderson
Boardmember Heath Reed

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

STAFF PRESENT:

Margaret Robertson
Evan Balmer
Josh Grandlienard
Charlotte Bridges
Kwasi Abebrese
Sergio Solis
Alexis Jacobs
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner declared a quorum present, and the Public Hearing was called to order at 5:57 p.m.

2 Take action on all Consent Agenda items.

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

Items on the Consent Agenda

3 Approval of the following minutes from previous meeting:

***3-a Minutes from March 1, 2023 Study Session and Public Hearing.**

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Wagner - Lynam - Jones – Glover - Hoffman

NAYS – None

ABSENT – Gunderson – Reed

ABSTAINED – None

4 Take action on the following cases:

***4-a Case No.: BOA22-00718 (Approval with Conditions)**

Location: Within the 500 Block of West Rio Salado Parkway (north side). Located north of West University Drive and west of North Country Club Drive.

Subject: Requesting a Development Incentive Permit (DIP) to allow for the development of a multiple residence development in the Multiple Residence-2 (RM-2) district.

Decision: Approval with conditions

Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-00718 was made by Boardmember Jones as read by Vice Chair Lynam and seconded by Boardmember Glover.

Conditions of Approval:

1. Compliance with the final site and landscape plans as submitted.
2. Compliance with all City development codes and regulations, except as identified in Table 1 of this report.
3. Compliance with all requirements of case ZON22-00717.

Consent Agenda Approved

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Wagner - Lynam - Jones – Glover - Hoffman

NAYS – None

ABSENT – Gunderson – Reed

ABSTAINED – None

***4-b Case No.: BOA22-01329 (Approval with Conditions)**
Location: Within the 3300 block of North Recker Road (west side) and the 5900 block of East Virginia Street (south side). Located west of North Recker Road and north of East 202 Red Mountain Freeway.
Subject: Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) for a commercial development in the Light Industrial with a Bonus Intensity Zone overlay (LI-BIZ) district.
Decision: Approval with conditions
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-01329 was made by Boardmember Jones as read by Vice Chair Lynam and seconded by Boardmember Glover.

Conditions of Approval:

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

Consent Agenda Approved

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Wagner - Lynam - Jones – Glover - Hoffman

NAYS – None

ABSENT – Gunderson – Reed

ABSTAINED – None

***4-c Case No.: BOA22-01350 (Approval with Conditions)**

Location: 922 South Country Club Drive

Subject: Requesting a Special Use Permit to exceed the annual number of special events allowed in the General Commercial with a Planned Area Development overlay (GC-PAD) District

Decision: Approval with conditions

Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-01350 was made by Boardmember Jones as read by Vice Chair Lynam and seconded by Boardmember Glover.

Conditions of Approval:

1. Compliance with the applicant's narrative, site plan, and operation plan, except as modified by the conditions below.
2. Compliance with all requirements of the Development Services Department.
3. Overflow parking must be, at a minimum, a dust proof surface of decomposed granite or asphalt millings and provided for the temporary parking located at southeast corner of the site.
4. Prior to operations, the applicant must obtain a Special Event License for each event through the City of Mesa Parks, Recreation, and Community Facilities Department.
5. Events shall operate between the hours of 8:00 AM and 10:00 PM.
6. The Special Use Permit will allow up to 25 events per the 2023 calendar year.
7. The Special Use Permit shall automatically expire on December 31, 2023, and be of no further force and effect.

Consent Agenda Approved

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Wagner - Lynam - Jones – Glover - Hoffman

NAYS – None

ABSENT – Gunderson – Reed

ABSTAINED – None

- *4-e Case No.: BOA23-00065 (Approval with Conditions)**
- Location: Within the 3400 and 3500 blocks of South Ellsworth Road (east side) and within the 9200 and 9300 blocks of East Elliot Road (north side), and within the 9200 and 9300 blocks of East Peterson Avenue (South Side). Located north of East Elliot Road and east of South Ellsworth Road.
- Subject: Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) for a commercial center within the Limited Commercial with a Planned Area Development (LC-PAD) district.
- Decision: Approval with conditions
- Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA23-00065 was made by Boardmember Jones as read by Vice Chair Lynam and seconded by Boardmember Glover.

Conditions of Approval:

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.

Consent Agenda Approved

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Wagner - Lynam - Jones – Glover - Hoffman

NAYS – None

ABSENT – Gunderson – Reed

ABSTAINED – None

***4-f Case No.: BOA23-00106 (Approval with Conditions)**
Location: 725 West 2nd Street. Located south of West University Drive and east of North Extension Road.
Subject: Requesting a Special Use Permit (SUP) to allow for the enlargement of a legal nonconforming residential structure within the Single Residence-6 (RS-6) district.
Decision: Approval with conditions
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to continue case BOA23-00106 was made by Boardmember Jones as read by Vice Chair Lynam and seconded by Boardmember Glover.

Conditions of Approval:

1. Compliance with the site plan submitted.
2. Issuance of a building permit for the expansion of the nonconforming residence.
3. Compliance with all City Development Codes and regulations.

Consent Agenda Approved

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Wagner - Lynam - Jones – Glover - Hoffman

NAYS – None

ABSENT – Gunderson – Reed

ABSTAINED – None

***4-g Case No.: BOA23-00166 (Approval with Conditions)**
Location: 7631 East Main Street.
Subject: Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the replacement of an existing shade canopy structure and for site improvements in the Limited Commercial (LC) district.
Decision: Approval with conditions
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA23-00166 was made by Boardmember Jones as read by Vice Chair Lynam and seconded by Boardmember Glover.

Conditions of Approval:

1. Compliance with the final site plan and landscape plan submitted.
2. Compliance with all City Development Codes and regulations, except as identified in Table 1 of this report.
3. Compliance with all requirements of the Site Plan Review and Design Review processes for modifications to the approved site plan, landscape plan, and elevations.

Consent Agenda Approved

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Wagner - Lynam - Jones – Glover - Hoffman

NAYS – None

ABSENT – Gunderson – Reed

ABSTAINED – None

Items not on the Consent Agenda

5 Act on the following case:

*4-d Case No.: BOA23-00059 (Approval with Conditions)

Location: 441 South Maple Street, No. 157

Subject: Requesting a Modification to a Planned Area Development (PAD) for an existing patio to encroach 12 feet into the required rear yard in a single family residence located in the Multiple Residence-2 with a Planned Area Development overlay (RM-2-PAD) district.

Decision: Approval with conditions

Summary: This item was on the consent agenda and not discussed on an individual basis

Staff member Kwasi Abebrese presented case BOA23-00059 to the Board.

See attached presentation.

Francine Arthur, 441 South Maple Street - expressed their opposition to this project.

Vice Chair Lynam asked for clarification about the door upstairs above the patio being an allowed use.

Staff member Balmer explained that if the Board approves the case, the applicant will then move to the building permit phase and modifications to the patio cover may be required to meet building code requirements. The request before the Board is for an encroachment into the rear setback to allow for a three-foot rear setback for the patio.

Boardmembers discussed the merits of the case.

A motion to approve case BOA23-00059 was made by Boardmember Jones as read by Vice Chair Lynam and seconded by Boardmember Glover.

Conditions of Approval:

1. Compliance with Windsor Shadows PAD as approved by Z86-067, except as modified by this request.
2. Compliance with all applicable City of Mesa Development Codes and Regulations.
3. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

Consent Agenda Approved

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Wagner - Lynam - Jones – Glover - Hoffman

NAYS – None

ABSENT – Gunderson – Reed

ABSTAINED – None

5 Adjournment.

Boardmember Glover moved to adjourn the Public Hearing and was seconded by Vice Chair Lynam. Without objection, the Public Hearing was adjourned at 6:49 p.m.

Respectfully submitted,

Evan Balmer,
On behalf of Zoning Administrator (Mary Kopaskie-Brown)