

Virtual Platform

Date: July 7, 2021 Time: 5:30 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Chair Adam Gunderson

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

STAFF PRESENT:

Rachel Prelog
Chloe Durfee-Sherman
Jennifer Gniffke
Dawn Dallman

OTHERS PRESENT:

1 Call meeting to order.

Boardmember Jones 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 Boardmember Reed 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 June 2, 2021 Study Session and Public Hearing.**

Vote: 6-0 (Boardmember Gunderson, absent)
Upon tabulation of vote, it showed:
AYES – Wagner-Lynam-Jones-Glover-Reed-Hoffman
NAYS – None
ABSENT – Gunderson
ABSTAINED – None

4 Take action on the following cases:

- *4-a Case No.: BOA20-00808 (Tabled)**
Location: District 4. 1002 E. Main Street
Subject: Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for a restaurant building in the Limited Commercial (LC) District.
Decision: Tabled
Summary: This item was on the consent agenda and not discussed on an individual basis.

A motion to Table case BOA20-00808 was made by Boardmember Reed as read by Vice Chair Lynam and seconded by Boardmember Hoffman.

Consent Agenda Approved

Vote: 6-0 (Boardmember Gunderson, absent)
Upon tabulation of vote, it showed:
AYES – Wagner-Lynam-Jones-Glover-Reed-Hoffman
NAYS – None
ABSENT – Gunderson
ABSTAINED – None

- *4-b Case No.: BOA21-00301 (Approved with Conditions)**
Location: District 6. 6859 E. Rembrandt Ave., Suites 101-109
Subject: Requesting a Special Use Permit (SUP) to allow for an Outpatient Surgical Center in the Limited Industrial (LI) zoning district.
Decision: Approved with Conditions.
Summary: This item was on the consent agenda and not discussed on an individual basis.

A motion to approve case BOA21-00301 was made by Boardmember Reed as read by Vice Chair Lynam, with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Hoffman to approve the following conditions:

1. Compliance with the final site plan and project narrative as 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 subject site is in a commercial center.
- B. Clinics/outpatient surgical centers are a permitted use in the LI district with the approval of a SUP.
- C. The subject site is outside of the Airport Overflight Areas One and Two (AOA 1 & AOA 2).
- D. There are no other requirements for the clinic/outpatient surgical center beyond the SUP; the proposed change of use will not trigger any additional code requirements.
- E. This request conforms with the criteria for the granting of a SUP as outlined in Section 11-70-5(E) of the Mesa Zoning Ordinance.

Consent Agenda Approved

Vote: 6-0 (Boardmember Gunderson, absent)
Upon tabulation of vote, it showed:
AYES – Wagner-Lynam-Jones-Glover-Reed-Hoffman
NAYS – None
ABSENT – Gunderson
ABSTAINED – None

- *4-c Case No.: BOA21-00478 (Approved with change of condition #1 as read at the Study Session)**
Location: District 4. 1242 E. 7th Ave.
Subject: Requesting a Variance to eliminate covered parking requirements for a single residential home in the Single Residence 6 (RS-6) districts.
Decision: Approved with Conditions.
Summary: This item was on the consent agenda and not discussed on an individual basis.

A motion to approve case BOA21-00478 was made by Boardmember Reed as read by Vice Chair Lynam, with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Hoffman to approve the following conditions which include updated to condition #1:

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

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

- A. The subject site has had an enclosed carport since before 2011 with no other covered parking on the property.
- B. The zoning ordinance code changed in 2011 to require covered parking for the single residence zoning districts.
- C. The special circumstance is pre-existing and not created by the property owner.
- D. If the original enclosing of the carport had been issued a permit, they would not have to comply with the code today that requires covered parking as it pre-dated that code requirement.

Consent Agenda Approved

Vote: 6-0 (Boardmember Gunderson, absent)
Upon tabulation of vote, it showed:
AYES – Wagner-Lynam-Jones-Glover-Reed-Hoffman
NAYS – None
ABSENT – Gunderson
ABSTAINED – None

***4-d Case No.: BOA21-00482 (Continue to August 4, 2021)**
Location: District 3. 1231 W. Baseline Rd.
Subject: Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for a limited service restaurant with drive-thru facilities in the Limited Commercial (LC) district with a Planned Area Development (PAD) overlay.
Decision: Continue to August 4, 2021
Summary: This item was on the consent agenda and not discussed on an individual basis.

A motion to continue case BOA21-00482 was made by Boardmember Reed as read by Vice Chair Lynam and seconded by Boardmember Hoffman.

Consent Agenda Approved

Vote: 6-0 (Boardmember Gunderson, absent)
Upon tabulation of vote, it showed:
AYES – Wagner-Lynam-Jones-Glover-Reed-Hoffman
NAYS – None
ABSENT – Gunderson
ABSTAINED – None

- *4-e Case No.: BOA21-00550 (Approved with Conditions)**
Location: District 4. 207 N. Mesa Drive.
Subject: Requesting a Special Use Permit (SUP) to allow a Day Care Center in the Downtown Residence 3 (DR-3) district.
Decision: Approved with Conditions.
Summary: This item was on the consent agenda and not discussed on an individual basis.

A motion to approve case BOA21-00550 was made by Boardmember Reed as read by Vice Chair Lynam, with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Hoffman to approve the following conditions:

1. Compliance with the floor plan, site plan and project narrative as submitted.
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.

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

- A. The subject site is currently used as a charter school.
- B. Day care centers are permitted in the DR-3 zoning district with the approval of a SUP.
- C. The day care center will be located within two classrooms on the western side of the existing charter school building.
- D. There are no specific requirements for day care centers beyond the SUP and the addition of the use will not trigger any additional code requirements.
- E. This request conforms with the criteria for the granting of a SUP as outlined in Section 11-70-5(E) of the Mesa Zoning Ordinance.

Consent Agenda Approved

Vote: 6-0 (Boardmember Gunderson, absent)

Upon tabulation of vote, it showed:

AYES – Wagner-Lynam-Jones-Glover-Reed-Hoffman

NAYS – None

ABSENT – Gunderson


ABSTAINED – None

5 Items from citizens present: None.

6 Adjournment.

Boardmember Hoffman moved to adjourn the Public Hearing and was seconded by Vice Chair Lynam. Without objection, the Public Hearing was adjourned at 5:39 p.m.

Respectfully submitted,



Rachel Prelog,

On behalf of Zoning Administrator (Dr. Nana Appiah)