

**Mesa Council Chambers Lower Level – 57 E 1st St**

**Date: December 7 2022 Time: 5:00 p.m.**

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Boardmember Adam Gunderson  
Boardmember Chris Jones

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

**STAFF PRESENT:**

Evan Balmer  
Sean Pesek  
Jennifer Merrill  
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 Glover.

**Items on the Consent Agenda**

**3 Approval of the following minutes from previous meeting:**

**\*3-a Minutes from November 2, 2022 Study Session and Public Hearing.**

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Wagner- Lynam - Reed – Glover - Hoffman

NAYS – None

ABSENT – Gunderson - Jones

ABSTAINED – None

**4 Take action on the following cases:**

**\*4-a Case No.: BOA22-00240 (Approval with Conditions)**  
Location: District 5. 7952 E Gale Avenue.  
Subject: Requesting a Variance from the required minimum covered parking spaces.  
Decision: Approval with conditions  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-00240 was made by Vice Chair Lynam as read by Vice Chair Lynam and seconded by Boardmember Hoffman.

**Conditions of Approval:**

1. Compliance with the final site plan as submitted.
2. Issuance of a building permit for the conversion of a carport to livable space.
3. Compliance with all City Development Codes and regulations.

**Consent Agenda Approved**

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Wagner- Lynam - Reed – Glover - Hoffman

NAYS – None

ABSENT – Gunderson - Jones

ABSTAINED – None

**\*4-b Case No.: BOA22-00919 (Continued to January 4, 2023)**  
Location: District 1. 1920 East Inca Circle  
Subject: Requesting a Variance from the required minimum required front, side, and rear yards to allow an attached garage addition.  
Decision: Continued to January 4, 2023  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-00919 was made by Vice Chair Lynam as read by Vice Chair Lynam and seconded by Boardmember Hoffman.

**Consent Agenda Approved**

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Wagner- Lynam - Reed – Glover - Hoffman

NAYS – None

ABSENT – Gunderson - Jones

ABSTAINED – None

**\*4-c Case No.: BOA22-01119 (Approval with Conditions)**  
Location: District 4. 121 East Garnet Avenue.  
Subject: Requesting a variance from the required minimum covered parking spaces.  
Decision: Approval with conditions  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-01119 was made by Vice Chair Lynam as read by Vice Chair Lynam and seconded by Boardmember Hoffman.

**Conditions of Approval:**

1. Compliance with the final site plan as submitted.
2. Issuance of a building permit for the conversion of a carport to livable space.
3. Compliance with all City Development Codes and regulations.

**Consent Agenda Approved**

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Wagner- Lynam - Reed – Glover - Hoffman

NAYS – None

ABSENT – Gunderson - Jones

ABSTAINED – None

**\*4-d Case No.: BOA22-01142 (Approval with Conditions)**  
Location: District 4. 104 West Main Street.  
Subject: Requesting a Special Use Permit (SUP) to allow a Comprehensive Sign Plan (CSP) for a commercial building  
Decision: Approval with conditions  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-01142 was made by Vice Chair Lynam as read by Vice Chair Lynam and seconded by Boardmember Hoffman.

**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.
4. The existing legal non-conforming sign is subject to Section 11-48 of the Mesa Zoning Ordinance.

**Consent Agenda Approved**

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Wagner- Lynam - Reed – Glover - Hoffman

NAYS – None

ABSENT – Gunderson - Jones

ABSTAINED – None

**Items not on the Consent Agenda**

**5 Act on the following case: None**

**6 Items from citizens present: None**

**7 Adjournment.**

Boardmember Hoffman moved to adjourn the Public Hearing and was seconded by Boardmember Reed. Without objection, the Public Hearing was adjourned at 5:36 p.m.

Respectfully submitted,

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