

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

**Date: July 3, 2024 Time: 5:30 p.m.**

**MEMBERS PRESENT:**

Chair Alexis Wagner  
Vice Chair Shelly Allen  
Boardmember Nicole Lynam  
Boardmember Gerson Barrera

**MEMBERS ABSENT:**

Boardmember Heath Reed  
Boardmember Troy Glover  
Boardmember Todd Trendler

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

**STAFF PRESENT:**

Kelly Whittemore  
Evan Balmer  
Jennifer Merrill  
Vanessa Felix

**OTHERS PRESENT:**

**1 Call meeting to order.**

Chair Wagner excused Boardmember Reed, Boardmember Glover and Boardmember Trendler and declared a quorum present, and the Public Hearing was called to order at 5:30 pm.

**2 Take action on all Consent Agenda items.**

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

**Items on the Consent Agenda**

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

**\*3-a Minutes from May 1, 2024 Study Session and Public Hearing.**

**Consent Agenda Approved**

Vote: 4-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen– Lynam – Barrera

NAYS – None

ABSENT – Reed – Glover – Trendler

ABSTAINED – None

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

**\*4-a Case No.: BOA24-00229 (Approval with Conditions)**

Location: 1920 West Broadway Road. Located east of Dobson Road on the north side of Broadway Road.

Subject: Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the Light Industrial zoning 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 BOA24-00229 was made by Boardmember Lynam as read by Vice Chair Allen seconded by Vice Chair Allen.

**Conditions of Approval:**

1. Compliance with the final Comprehensive Sign Plan 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. All signs shall remain outside of the public domain including rights-of-way, Public Utility Easements and Public Utility Facility Easements.

**Consent Agenda Approved**

Vote: 4-0

Upon tabulation of vote, it showed:

AYES -Wagner - Allen- Lynam - Barrera

NAYS - None

ABSENT - Reed - Glover - Trendler

ABSTAINED - None

- \*4-b Case No.: BOA24-00421 (Approval with Conditions)**  
Location: 5001 East Main Street, Lot 910  
Subject: Requesting a minor modification to an existing Planned Area Development (PAD) overlay to allow for a reduction to the required front yard setback in a manufactured home subdivision in the Multiple Residential 2 district 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

A motion to approve case BOA24-00421 was made by Boardmember Lynam as read by Vice Chair Allen seconded by Vice Chair Allen.

**Conditions of Approval:**

1. Compliance with the Venture Out PAD as approved by Z84-080 and Z97-004, except as modified by the 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: 4-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen– Lynam – Barrera

NAYS – None

ABSENT – Reed – Glover – Trendler

ABSTAINED – None

- \*4-c Case No.: BOA24-00452 (Continued to August 7, 2024)**  
Decision: Continued to August 7, 2024  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to continue case BOA24-00452 was made by Boardmember Lynam as read by Vice Chair Allen seconded by Vice Chair Allen.

**Consent Agenda Approved**

Vote: 4-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen– Lynam – Barrera

NAYS – None

ABSENT – Reed – Glover – Trendler

ABSTAINED – None

- \*4-d Case No.: BOA24-00492 (Approval with Conditions)**  
Location: 5001 East Main Street, Lot 1396  
Subject: Requesting a minor modification to an existing Planned Area Development (PAD) overlay to allow for a reduction to the required front yard setback in a manufactured home subdivision in the Multiple Residential 2 district 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

A motion to approve case BOA24-00492 was made by Boardmember Lynam as read by Vice Chair Allen seconded by Vice Chair Allen.

**Conditions of Approval:**

1. Compliance with the Venture Out PAD as approved by Z84-080 and Z97-004, except as modified by the 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: 4-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen– Lynam – Barrera

NAYS – None

ABSENT – Reed – Glover – Trendler

ABSTAINED – None

- \*4-e Case No.: BOA24-00493 (Approval with Conditions)**  
Location: 5001 East Main Street, Lot 942  
Subject: Requesting a minor modification to an existing Planned Area Development (PAD) overlay to allow for a reduction to the required front yard setback in a manufactured home subdivision in the Multiple Residential 2 district 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

A motion to approve case BOA24-00493 was made by Boardmember Lynam as read by Vice Chair Allen seconded by Vice Chair Allen.

**Conditions of Approval:**

1. Compliance with the Venture Out PAD as approved by Z84-080 and Z97-004, except as modified by the 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: 4-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen– Lynam – Barrera

NAYS – None

ABSENT – Reed – Glover – Trendler

ABSTAINED – None

**5 Adjournment.**

Vice Chair Allen moved to adjourn the Public Hearing and was seconded by Boardmember Lynam. Without objection, the Public Hearing was adjourned at 5:37 p.m.

Respectfully submitted,

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