

# **City of Mesa**

*City Council Chambers  
57 E. First Street*



## **Meeting Minutes**

**Wednesday, December 1, 2021**

**5:30 PM**

**20 E. Main St., Room 170 Mesa, AZ 85201**

### **Board of Adjustment Public Hearing**

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

**Consent Agenda - All items listed with an asterisk (\*) will be considered as a group by the Board and will be enacted in one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests. If a request is made, the item will be removed from the Consent Agenda and considered as a separate item, following adoption of the Consent Agenda.**

**1 Call meeting to order.**

Chair Wagner called the meeting to order at 5:30 p.m.

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

**Items on the Consent Agenda**

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

**3-a Minutes from November 3, 2021 Study Session and Public Hearing.**

Approved (Vote 6-0: Boardmember Hoffman absent)

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

**4-a BOA21-00787 - District 2.** Within the 3900 block of E. University Drive (south side). Located west of N. Greenfield Road. Requesting a Development Incentive Permit (DIP) to allow deviations from certain development standards for an apartment complex in the Multiple Residence 4 (RM-4) District.

**Staff Planner: Sean Pesek**

**Recommendation: Approval with Conditions**

Approved (Vote 6-0: Boardmember Hoffman absent)

**4-b BOA21-01021 - District 3.** 245 S. Dobson Road. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for an automobile/vehicle sales and leasing facility in the Light Industrial (LI) District.

**Staff Planner: Charlotte Bridges**

**Recommendation: Approval with Conditions**

Approved (Vote 6-0: Boardmember Hoffman absent)

- 4-c**                      **BOA21-01027 - District 1.** Within the 400 to 600 block of West Brown Road (north side). Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for the conversion of an existing medical office into apartments in the Multiple Residence 4 (RM-4) District.

**Staff Planner: Jennifer Gniffke**

**Recommendation: Approval with Conditions**

Approved (Vote 6-0: Boardmember Hoffman absent)

- 4-d**                      **BOA21-00686 - District 5.** 3940 N. Power Road. Requesting a Special Use Permit (SUP) to allow a wireless communication facility to exceed the height limit in the Single Residence-9 District with a Planned Unit Development Overlay (RS-9-PAD).

**Staff Planner: Chloe Durfee-Sherman**

**Recommendation: Continued to January 5, 2021.**

Approved Continuance (Vote 6-0: Boardmember Hoffman absent)

### **Items not on the Consent Agenda**

- 5**                      **Take action on the following case:**

- 5-a**                      **BOA21-00823 - District 1.** 939 E. Kael Street. Requesting a Variance from the required rear setback for a residential addition in a Single Residence-35 District with a Planned Area Development Overlay (RS-35-PAD).

**Staff Planner: Joshua Grandlienard**

**Recommendation: Denial**

Approved (Vote 6-0: Boardmember Hoffman absent)

- 6**                      **Items from citizens present.**

- 7**                      **Adjournment.**

Approved (Vote 6-0: Boardmember Hoffman absent)

**The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.**

**Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (480) 644-2767.**