

# City of Mesa

*City Council Chambers  
57 E. First Street*



## Meeting Minutes

**Wednesday, June 1, 2022**

**5:30 PM**

**Lower Council Chambers**

## **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 5:40 pm

**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 April 6, 2022 Study Session and Public Hearing**

Approved (7-0)

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

**4-a BOA21-00828 - District 6.** Within the 4400 to 4700 blocks of South Power Road (east side) and within the 6800 to 7000 blocks of East Warner Road (south side). Requesting a Special Use Permit (SUP) to allow a Comprehensive Sign Plan (CSP) for a commercial center in the General Commercial with a Planned Area Development Overlay and Council Use Permit (GC-PAD-CUP) District and Light Industrial with a Planned Area Development Overlay and Council Use Permit (LI-PAD-CUP) District.

**Staff Planner: Cassidy Welch**

**Recommendation: Approval with Conditions**

Approved (7-0)

**4-b BOA21-01099 District 4.** 733 East University Drive. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow for the conversion of an office building into a Multiple Residence development in the Multiple Residence-4 (RM-4) District.

**Staff Planner: Jennifer Merrill**

**Recommendation: Approval with Conditions**

Approved (7-0)

- 4-c**                    **BOA21-01213 - District 1.** 2130 East University Drive. Requesting a Special Use Permit (SUP) to allow a Comprehensive Sign Plan (CSP) for a church in the Single Residence-6 (RS-6) and the Multiple Residence-3 (RM-3) Districts.

**Staff Planner: Chloe Durfee Daniel**

**Recommendation: Tabled**

Tabled

- 4-d**                    **BOA22-00236 - District 1.** Within the 2900 to 3100 block of north Oakland (west side), within the 4200 to 4400 block of east Palm Street (south side), and within the 2900 to 3100 block of north Omaha (east side). Located west of Greenfield Road on the north side of McDowell Road. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for the expansion of an industrial development.

**Staff Planner: Kellie Rorex**

**Recommendation: Approval with Conditions**

Approved (7-0)

- 4-e**                    **BOA22-00273 District 4.** 35 North Country Club Drive. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for an outdoor seating area at an existing restaurant.

**Staff Planner: Jennifer Merrill**

**Recommendation: Approval with Conditions**

Approved (7-0)

- 4-f**                    **BOA22-00295 District 4.** Within the 100 block of West Main Street (south side). Located east of Country Club Drive on the south side of Main Street. Requesting Variances from the Form-Based Code, Building Form and Building Type Standards, to allow for a mixed-use development in the T6MS Transect.

**Staff Planner: Charlotte Bridges**

**Recommendation: Approval with Conditions**

Approved (6-0; Boardmember Glover, recuse)

- 4-g**                    **BOA22-00320 - District 5.** 6536 E. Delmon Drive. Requesting a

Variance from the required side yard setback for an attached garage addition in the Single Residence-9 (RS-9) District.

**Staff Planner: Sean Pesek**

**Recommendation: Withdrawn**

Withdrawn

- 4-h**                    **BOA22-00323 - District 3.** 1310 West Southern Avenue. Located West of Alma School Road and north of Southern Avenue. Requesting a Special Use Permit (SUP) to allow a Comprehensive Sign Plan (CSP) for a multiple residence development in the Multiple Residence-5 Planned Area Development (RM-5-PAD) District.

**Staff Planner: Lesley Davis**

**Recommendation: Approval with Conditions**

Approved (7-0)

- 4-i**                    **BOA22-00401 - District 4.** 1054 East Southern Ave. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for the conversion of a bank with a drive thru into a restaurant with a drive thru in the Limited Commercial (LC) Zoning District.

**Staff Planner: Chloe Durfee-Daniel**

**Recommendation: Continued to July 6, 2022**

Continued to July 6, 2022

**Items not on the Consent Agenda**

- 5**                    **Take action on the following case: None**
- 6**                    **Items from citizens present.**
- 7**                    **Adjournment.**

Approved (7-0)

**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.**