

City of Mesa

*Council Chambers
57 E. First Street*



Meeting Minutes

Wednesday, February 28, 2024

4:00 PM

Council Chambers

Planning and Zoning Board - Public Hearing

Chair Benjamin Ayers

Vice Chair Jeff Pitcher

Boardmember Jeffery Crockett

Boardmember Troy Peterson

Boardmember Genessee Montes

Boardmember Jamie Blakeman

Boardmember Jayson Carpenter

Consent Agenda - All items listed with an asterisk (*) will be considered as a group by the Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen requests, in which the item will be removed from the consent agenda, prior to the vote, and considered as a separate item.

Items on this agenda that must be adopted by ordinance and/or resolution will be on a future City Council agenda. Anyone interested in attending the City Council public hearing should call the Planning Division at (480) 644-2385 or review the City Council agendas on the City's website at www.mesaaz.gov to find the agenda on which the item(s) will be placed.

Call meeting to order.

Vice Chair Pitcher called the meeting to order at 4:26 pm

1 Take action on all consent agenda items.

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

**2-a Minutes from the February 14, 2024 regular Planning and Zoning meeting.

Approved (Vote 6-0; Chair Ayers, absent)

3 Take action on the following zoning cases:

3-a **ZON23-00594 - "Meridian 24" (District 6). Within the 6400 to 6700 blocks of South Meridian Road (west side). Located north of Pecos Road on the west side of Meridian Road. (41± acres). Site Plan Review and amending the conditions of approval for Case No. Z01-045. This request will allow for an industrial development. SR24MERIDIAN QOZB LLC, Owner; Morgan Retzlaff, Applicant

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

Approved (Vote 6-0; Chair Ayers, absent)

4 Discuss and make a recommendation to the City Council on the following zoning cases:

- **4-a ZON23-00940 - "Larry H. Miller Ford" (District 4).** Within the 1600 to 1900 blocks of South Mesa Drive (east side) and within the 400 to 600 blocks of East Auto Center Drive (both sides). Located north of Baseline Road on the east side of Mesa Drive (26± acres). Rezone from Light Industrial with a Planned Area Development overlay (LI-PAD) to Light Industrial with a new Planned Area Development overlay (LI-PAD) and Major Site Plan Modification. This request will allow for the modification to two automobile dealerships. LHM MFD LLC., Owner; Andrew Valestin, Kimley-Horn and Associates, Inc., Applicant.

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

Approved (Vote 6-0; Chair Ayers, absent)

5 Adjournment.

Approved (Vote 6-0; Chair Ayers, 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 servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al 480-644-2767.