



**Minutes
Development Review Commission
STUDY SESSION
March 28, 2023**

**Minutes of the study session of the Development Review Commission, of the City of Tempe, was held in Council Chambers
31 East Fifth Street, Tempe, Arizona**

Present:

Chair Michael DiDomenico
Vice Chair Andrew Johnson
Commissioner Don Cassano
Commissioner Barbara Lloyd
Commissioner Michelle Schwartz
Commissioner Linda Spears
Commissioner Joe Forte

City Staff Present:

Jeff Tamulevich, Director, Community Development
Ryan Levesque, Deputy Director, Community Development
Steve Abrahamson, Principal Planner
Diana Kaminski, Senior Planner
Karen Stovall, Senior Planner
Lily Drosos, Planner I
Joanna Barry, Administrative Assistant II

Absent:

Alt Commissioner Rhiannon Corbett
Alt Commissioner Charles Redman
Alt Commissioner Robert Miller

Chair DiDomenico began the Study Session at 5:36 p.m.

Review of February 14, 2023 Minutes

- Item #1 - Study Session Minutes
- Item #2 - Regular Meeting Minutes

Review of March 28, 2023 Regular Meeting Agenda

- Item #3 – SCHEMBER RESIDENCE (PL220260) – to be heard
- Item #4 – UNDERWOOD RESIDENCE (PL220289) – on consent
- Item #5 – THE RIVER MASSAGE (PL230043) – on consent
- Item #6 – BONFIRE CRAFT KITCHEN AND TAP HOUSE (PL230053) – *postponed to a later date*
- Item #7 – UCARS (PL220314) – to be heard
- Item #8 – 16 EAST UNIVERSITY (PL220343) – to be heard

Project Updates by Staff (City Council Action Items)

Ryan Levesque, Deputy Director – Community Development, updated the Commission on City Council items from their March 16, 2023 meeting:

- An introductory and first public hearing was held for IDM Fountainhead. There were some inquiries from the City Council about sustainability elements. The applicant will follow up with those responses.
- An introductory and first public hearing was held for Krispy Kreme/El Pollo Loco. It was well received and there were no follow up questions.

- The second and final hearing was held for La Victoria Commons. It was approved unanimously with a 7-0 vote. The City Council was very excited to see the project move forward and that it was able to integrate into the neighborhood. Chair DiDomenico asked if the deadline for someone to appeal the approval has passed. Mr. Levesque advised that there are 30 days for someone to appeal to the Superior Court, which would be April 16, 2023.

Mr. Levesque advised the Commission of two official appeals that were heard by the City Council on previous cases the Commission had voted on:

- A resident of the neighborhood filed an appeal of the DRC's approval of a Use Permit for Stogies. This item will go before the City Council at their April 20, 2023 meeting.
- The applicant for Crowne Castle filed an appeal of the DRC's denial of a Use Permit for a cell tower. This item will also go before the City Council at their April 20, 2023 meeting.

Review of future applications with staff

Mr. Levesque provided the Commission with an overview of the items on the agenda for the April 11, 2023, DRC meeting.

Announcements:

Mr. Levesque reminded the Commission members about the joint DRC/City Council meeting that will be held on April 25, 2023, from 4:00-6:00 p.m. at the Transit Center in the Don Cassano Room.

The Study Session adjourned at 5:50 p.m.

Prepared by: Joanna Barry, Administrative Assistant II
Reviewed by: Mailen Pankiewicz, Principal Planner