



**Minutes
Development Review Commission
STUDY SESSION
May 9, 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:

Vice Chair Andrew Johnson
Commissioner Michelle Schwartz
Commissioner Linda Spears
Commissioner Joe Forte
Alt Commissioner Charles Redman
Alt Commissioner Robert Miller

City Staff Present:

Jeff Tamulevich, Director, Community Development
Ryan Levesque, Deputy Director, Community Development
Steve Abrahamson, Principal Planner
Mailen Pankiewicz, Principal Planner
Zachary Lechner, Senior Planner / Historic Preservation Officer
Diana Kaminski, Senior Planner
Joanna Barry, Administrative Assistant II

Absent:

Chair Michael DiDomenico
Commissioner Don Cassano
Commissioner Barbara Lloyd
Alt Commissioner Rhiannon Corbett

Vice Chair Johnson began the Study Session at 5:31 p.m.

Review of March 14, 2023 Minutes

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

Review of May 9, 2023 Regular Meeting Agenda

- Item #3 – GRASS CLIPPINGS AT ROLLING HILLS (PL230080) – to be heard
Diana Kaminski, Senior Planner, advised the Commission of the revised/added Conditions of Approval
- Item #4 – MCKEMY-RIGGS HOUSE (PL230011) – on consent

Project Updates by Staff (City Council Action Items)

Ryan Levesque, Deputy Director – Community Development, advised the Commission of the action items from the May 4th City Council meeting:

- An introductory and first public hearing was held for the Vedana Tempe project. The City Council had heard some concerns from constituents and residents in the area, however there was no additional public comments at the meeting. The applicant spoke about providing extra plants to the neighbors to provide additional screening and that they had recessed the windows. Some of the Council members encouraged them to communicate with the neighbors to address their concerns. The applicant will be scheduling a virtual meeting next week, prior to their second hearing, to discuss some of those details that were brought up.
- The second and final hearing was held for 16 East University. It was unanimously approved.
- The second and final hearing was held for the Rio 2100 Residences. It was unanimously approved.

Mr. Levesque advised the Commission of the City Council's decision for two items the DRC had voted on that were appealed to the City Council and heard on April 20th:

- A neighborhood resident had appealed the DRC's decision to approve a Use Permit for tobacco retailer Stogies. They provided a lot of evidence that the applicant was not forthright about their business when they came before the Commission. They provided images of the applicant's other locations that did not reflect what they had shown the Commission members. The City Council approved the appeal and overturned the DRC decision.
- The applicant for Crown Castle had filed an appeal of the DRC's denial of their Use Permit request for a cell tower. Several members of the public attended the hearing in opposition of the applicant's request. The applicant brought additional representatives to explain why the tower was appropriate in that location due to proximity to other towers or lighting. The City Council denied the applicant's appeal and the DRC decision stands.

Review of future applications with staff

Mr. Levesque provided the Commission with an overview of the items on the agenda for the May 23, 2023, DRC meeting.

The Study Session adjourned at 5:48 p.m.

Prepared by: Joanna Barry, Administrative Assistant II
Reviewed by: Steve Abrahamson, Principal Planner