



**Minutes  
Development Review Commission  
STUDY SESSION  
August 22, 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 Andrew Johnson  
Vice Chair Michelle Schwartz  
Commissioner Don Cassano  
Commissioner Barbara Lloyd  
Commissioner Linda Spears  
Commissioner Joe Forte  
Commissioner Larry Tom

**City Staff Present:**

Jeff Tamulevich, Director, Community Development  
Ryan Levesque, Deputy Director, Community Development  
Mailen Pankiewicz, Principal Planner  
Diana Kaminski, Senior Planner  
Karen Stovall, Senior Planner  
Zachary Lechner, Senior Planner – Historic Preservation Officer  
Chris Jasper, Senior Planner  
Lily Drosos, Planner II  
Joanna Barry, Administrative Assistant II

**Absent:**

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

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**Chair Johnson began the Study Session at 5:15 p.m.**

**Review of August 8, 2023 Minutes**

Item #1 - Study Session Minutes  
Regular Meeting Minutes

**Review of August 22, 2023 Regular Meeting Agenda**

Item #2 – SMART MOVE (PL230001) – on consent  
Item #3 – MARKULIS RESIDENCE (PL230132) – on consent  
Item #4 – GOPAL RESIDENCE (PL230140) – on consent  
Item #5 – TEMPE MUNICIPAL OPERATIONS CENTER – PHASE 2 (PL230164) – on consent  
Item #6 – RESALE THERAPY (PL230198) – on consent  
Item #7 – THE BUZZED GOAT COFFEE (PL230220) – on consent  
Item #8 – MUNICIPAL REZONING OF 1<sup>ST</sup> & FARMER (PL230127) – to be heard  
Item #9 – 211 EAST 7<sup>TH</sup> STREET (PL220305) – to be heard  
Item #10 – 955 EAST MIXED-USE (PL230023) – on consent  
Item #11 – APACHE SQUARE (PL230063) – on consent

**PRESENTATION:**

Presentation on archaeological requirements and considerations for development projects.

Presented by Zachary J. Lechner, City of Tempe Historic Preservation Officer

Zachary Lechner, Senior Planner/Historic Preservation Officer, gave a presentation on the State law, City code, and requirements for areas classified as Archeologically Sensitive (AS). He advised the Commission of the two Conditions of Approval that may be included on Development Plan Reviews for sizable private projects involving ground disturbance in areas of known high cultural sensitivity likely to yield cultural resources or human remains.

**Announcements:**

Mailen Pankiewicz, Principal Planner, advised the Commission of the items for the September 12, 2023 DRC meeting.

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**The Study Session adjourned at 5:45 p.m.**

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