
**MINUTES OF THE
DEVELOPMENT REVIEW COMMISSION
STUDY SESSION
October 28, 2014**

**HARRY E. MITCHELL GOVERNMENT CENTER
TEMPE CITY HALL – CITY COUNCIL CHAMBERS
31 EAST 5TH STREET
5:30 p.m.**

Commission Present:

Dennis Webb, Chair
Paul Kent, Vice Chair
Peggy Tinsley
Ron Collett
Trevor Barger
Linda Spears
Angie Thornton
Jerry Langston, alt.
David Lyon, alt.

Commission Absent:

Dan Killoren, alt.

City Staff Present:

Ryan Levesque, Deputy Director
Steve Abrahamson, Planning and Zoning Coordinator
Diana Kaminski, Senior Planner
Karen Stovall, Senior Planner
Bill Kersbergen, Senior Planner
Alex Smith, Development Specialist
Cathy Hollow, Senior Traffic Engineer
Nancy Ryan, Project Manager
Steve Nagy, Administrative Assistant II

Chair Webb began the Study Session at 5:30 p.m. Before reviewing the agenda, Ryan Levesque announced that Bill Kersbergen would be retiring, and the Commission commended him for his years of service. Chair Webb then also changed the order of the agenda, placing items #5, #6, and #7 at the top of the agenda.

The Commission reviewed the current agenda, and determined that the minutes from the 10/14/2014 Development Review Commission meeting could be placed on the consent agenda. All other items on the agenda would be heard.

Diana Kaminski updated the Commission on item #2, explaining that no changes have been made to the report since the Commission received it, and that the applicant was present. Ms. Kaminski also reviewed the public input she had received and the process the development had taken up until that point.

Bill Kersbergen presented item #3 by reviewing the project and that he would like to amend condition #3 to allow less burden on the neighboring property. He also reviewed the public input he had received.

Karen Stovall presented item #4 by reviewing the changes that had been made to the submittal. She also introduced Alex Smith, Development Specialist, who was present to answer questions regarding the city's ownership of Lot 3A of within the project and Kathy Hollow, Traffic Engineer, to answer questions regarding the city's review of the traffic impact study submitted by the applicant.

Ryan Levesque reviewed the proposed changes to the General Plan Amendment Voting Requirements.

Ryan Levesque then presented future backyard animal requirements.

Mr. Levesque also presented the proposed changes to PAD reform and public involvement as well as how it came to be a Council Initiative.

Mr. Levesque then also briefly discussed DRC Agenda reformatting by implementing a hierarchical category system in arranging the agenda items. The Commission then briefly discussed how this would be adopted.

Diana Kaminski and Karen Stovall then briefly discussed future applications.

Manjula Vaz, Phoenix, then introduced the development team that would be working on the future development at 100 S. Mill Ave, the soon-to-be former Monti's.

Nancy Ryan then presented the character area posters distributed to the Commission and discussed the result of the process.

Chair Webb then briefly discussed alternate Commissioner scheduling and rotations. Staff explained no system had been decided by the Commission; however that option could certainly be explored.

The Study Session adjourned at 6:00p.m.

Prepared by: Steve Nagy, Administrative Asst. II
Reviewed by: Diana Kaminski, Senior Planner



Diana Kaminski, Senior Planner