

**Minutes
Development Review Commission
STUDY SESSION
December 10, 2019**

Minutes of the regular hearing of the Development Review Commission, of the City of Tempe, was held in the Tempe History Museum, 809 E Southern Avenue, Tempe, AZ

Present:

Vice Chair Michael DiDomenico
Alt Commissioner Barbara Lloyd
Commissioner Scott Sumners
Commissioner Thomas Brown
Commissioner Don Cassano
Commissioner Philip Amorosi
Commissioner Andrew Johnson
Alt Commissioner Angela Taylor (for agenda items #9 and #10 only)

City Staff Present:

Chad Weaver, Director, Community Development
Ryan Levesque, Deputy Director, Community Development
Suparna Dasgupta, Principal Planner
Steve Abrahamson, Principal Planner
Karen Stovall, Senior Planner
Diana Kaminski, Senior Planner
Lee Jimenez, Senior Planner
Obenia Kingsby II, Planner II
Dalton Guerra, Planner I
Blake Schimke, Planning Technician
Joanna Barry, Administrative Assistant II

Absent:

Chair David Lyon
Alt Commissioner Michelle Schwartz

Chair Vice Chair DiDomenico began the Study Session at 5:03 p.m.

Review of September 24, 2019 Minutes

Item #1 - Study Session Minutes

Item #2 - Regular Meeting Minutes – A correction was made to the wall area on PARC 6. A question was also asked about if the color scheme had been changes. Commission was advised that is was not. Commissioner Cassano abstained from review of minutes.

Review of December 10, 2019 Regular Meeting Agenda

Item #3 – GEM APARTMENTS (PL190150) – on consent

Item #4 – 3 ON HARDY (PL190270) – on consent

- Commissioner Johnson had a question on the landscaping and was advised by Ms. Suparna Dasgupta, Principal Planner, that this would be addressed during the DPR process. Commissioner Brown asked if that gravel alley was okay and was advised that it was.

Item #5 – VLACHOS FAMILY ENTERPRISES (PL190274) – on consent

Item #6 – DELICIOUS FACTORY (PL190290) – on Consent

Item #7 – WILD FRONTIER AXE THROWING (PL190291) – to be heard

Item #8 – RENT-A-VETTE (PL190294) – on Consent

Item #9 – SOUTH MOUNTAIN RETAIL (PL190130) – to be heard

Item #10 – IN-N-OUT BURGER (PL190131) – to be heard

Item #11 – CIRCLE K (PL190263) – to be heard

Item #12 – DEL TACO (PL190276) – to be heard

Item #13 – EASTLINE VILLAGE (PL190059) – on consent

Item #14 – MEDICAL MARIJUANA AMENDMENT – to be heard

Vice Chair DiDomenico is acting as Chair for the evening due to the absence of Chair Lyon. He will have to recuse himself from agenda items #9 & #10. It was suggested that Commissioner Cassano act as chair during these items and was agreed upon by a vote of 7-0. Commissioner Taylor would be sitting in as a voting member for just these two items so it was requested that they be moved to the beginning of the agenda. This was also agreed upon by the Commission.

PRESENTATION:

Mr. Ambika Adhikari, Principal Planner, gave an overview of the current version of the Urban Core Master Plan Development Bonus Plan. Vice Chair DiDomenico asked if a property had already going through a designation, could they still get the bonus plan benefits and was advised that they could not. Commissioner Amorosi asked about sustainability regarding vegetation and who monitors this. He was advised that this would be monitored by Code Enforcement. Commissioner Sumners asked how transfers are tracked and was advised this would be through the City. Mr. Ryan Levesque, Deputy Director – Community Development, stated that an overlay by ordinance would do this.

Announcements:

Vice Chair DiDomenico inquired about the status of the renovation to the City Council chambers. He was advised that the second DRC meeting would be at that location, barring any delays as the opening of the Council Chambers is planned for February 13, 2020.

The Study Session adjourned at 5:53 p.m.

Prepared by: Joanna Barry
Reviewed by: Suparna Dasgupta



Suparna Dasgupta, Principal Planner
Community Development