



**Minutes  
Development Review Commission  
STUDY SESSION  
February 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 Linda Spears  
Commissioner Joe Forte  
Alt Commissioner Robert Miller

**City Staff Present:**

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

**Absent:**

Commissioner Michelle Schwartz  
Alt Commissioner Rhiannon Corbett  
Alt Commissioner Charles Redman

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**Chair DiDomenico began the Study Session at 5:32 p.m.**

**Review of January 24, 2023 Minutes**

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

**Review of February 28, 2023 Regular Meeting Agenda**

- Item #3 – CROWN CASTLE 829442 DESERT PALM CHURCH (PL220292) – to be heard
- Item #4 – FENLASON RESIDENCE (PL220351) – ON CONSENT
- Item #5 – LEAD AZ SCHOOLS (PL230018) – to be heard
- Item #6 – GANS RESIDENCE (PL230033) – ON CONSENT
- Item #7 – KRISPY KREME/EL POLLO LOCO (PL220032) – ON CONSENT
- ~~Item #8 – IDM FOUNTAINHEAD (PL220301) – item pulled from agenda~~

**Project Updates by Staff (City Council Action Items)**

Ryan Levesque, Deputy Director, advised the Commission of recent City Council actions:

- The City Council approved the one year reduction in fees for live music Use Permits. A business can now apply for a live music/entertainment for a fee of \$200. The request would still need to come before the DRC for approval. Chair DiDomenico asked if it was for inside the premises as well as an extended space, such as a patio. Mr. Levesque stated it typically has to be for ongoing events on a continuing basis. If it is a one-time special event, there is a separate process for that.
- The first City Council hearing was held for the Apache Central up zoning case. A couple members of the public spoke and requested more density and residential on the site. Public comment cards have also come in for the second hearing regarding concerns about the density.

- The first hearing was held for Grass Clippings, the Rolling Hills Golf Course RFP respondent. They made some revisions to their plans. They have associated requests that will include Use Permits, so if they get approved by City Council there will be some follow-up processes to seek live entertainment and a bar Use Permit. Commissioner Miller asked for clarification that the proposal that was presented to the City Council was not the original proposal that they had sent to the Parks & Recreation board. Mr. Levesque stated that some of the original outreach and effort was to create a new golf course that was Par 3 only and would have changed a lot of the design configuration. There were some higher rates expected for the golf course and they have always had the outdoor entertainment element. As a result of the negotiations for the development agreement, along with some of the responses from the public regarding concerns about changing the course and it not being a certified PGA course, they changed some of the plans and are keeping it as an executive course. One of the holes will need to be modified, but for the most part they will keep it as a short course.

Mr. Levesque advised the Commission of the items that will be on the March 14, 2023 DRC agenda.

**Announcements:**

NONE

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**The Study Session adjourned at 5:46 p.m.**

Prepared by: Joanna Barry, Administrative Assistant II

Reviewed by: Ryan Levesque, Deputy Director