

Minutes of the Development Review Commission REGULAR MEETING September 13, 2022

Minutes of the Regular Meeting of the Development Review Commission, of the City of Tempe, was held in Council Chambers
31 East Fifth Street, Tempe, Arizona and virtually via Webex

Present:

Chair Michael DiDomenico
Vice Chair Andrew Johnson
Commissioner Don Cassano
Commissioner Barbara Lloyd
Commissioner Michelle Schwartz
Commissioner Linda Spears
Alt Commissioner Charles Redman

City Staff Present:

Jeff Tamulevich, Director – Community Development
Ryan Levesque, Deputy Director, Community Development
Suparna Dasgupta, Principal Planner
Steve Abrahamson, Principal Planner
Diana Kaminski, Senior Planner
Lee Jimenez, Senior Planner
Obenia Kingsby II, Planner II
Joanna Barry, Administrative Assistant II

Absent:

Commissioner Joe Forte
Alt Commissioner Rhiannon Corbett
Alt Commissioner Robert Miller

Hearing convened at 6:00 p.m. and was called to order by Chair DiDomenico

Consideration of Meeting Minutes:

- 1) Development Review Commission – Study Session 08/23/22
- 2) Development Review Commission – Regular Meeting 08/23/22

Motion: Motion made by Commissioner Cassano to approve the Study Session Meeting Minutes and Regular Meeting Minutes for August 23, 2022 and seconded by Commissioner Lloyd.

Ayes: Chair DiDomenico, Vice Chair Johnson, and Commissioners Schwartz, Cassano, Lloyd, and Spears.

Nays: None

Abstain: Commissioner Redman

Absent: Commissioner Forte

Vote: Motion passes 6-0

The following items were considered for **Consent Agenda**:

- 3) Request a Development Plan Review for a new 3018 s.f. drive through restaurant for **WHITE CASTLE**, located at 8755 West Warner Road. The applicant is Kimley-Horne and Associates. **(PL220183)**
- 4) Request a Use Permit Standard to reduce the front yard setback from 20' to 18' in the R-4 District and a Development Plan Review for a new three-story single-family residential development consisting of eight (8) units for **BONARDEN LANE 8 HOMES** located at 1432 and 1435 South Bonarden Lane. The applicant is Palmer Architects, Ltd. **(PL210111)**

- 5) Request a Use Permit to intensify an existing private school; a Use Permit Standard to increase the maximum allowed building height from 30'-0" to 33'-0"; and a Development Plan Review for a new 2-story building, at approximately 12,850 square feet for **TEMPE EMMANUEL LUTHERAN CHURCH**, located at 715 West Southern Avenue. The applicant is Sketch Architecture Company. **(PL220035)**
- 6) Request a Use Permit to allow a tobacco retailer for **ELBO SMOKE SHOP**, located at 3121 South Mill Avenue. The applicant is Elbo Headshop, LLC. **(PL220199)**

Motion: Motion made by Vice Chair Johnson to approve Consent Agenda and seconded by Commissioner Spears.

Ayes: Chair DiDomenico, Vice Chair Johnson, and Commissioners Schwartz, Cassano, Lloyd, Spears, and Redman.

Nays: None

Abstain: None

Absent: Commissioner Forte

Vote: Motion passes 7-0

The following items were considered for **Public Hearing:** NONE

Staff Announcements:

Ms. Suparna Dasgupta, Principal Planner, advised that the next Development Review Commission meeting will be held on October 25, 2022.

There being no further business the meeting adjourned at 6:06 p.m.

Prepared by: Joanna Barry, Administrative Assistant II

Reviewed by: Suparna Dasgupta, Principal Planner

