

MINUTES
Design Review Board
July 12, 2023, at 5:30 PM
City of Bisbee Council Chambers
915 S. Tovreaville Rd. Bisbee, AZ

The Meeting Called to Order by Lori Gunnell at 5:35PM

Roll Call-Board Members

Design Review Board	Present	Absent	Excused
Ed Briggs	X		
Peter Gaffer	X		
Stephan Green			X
Lori Gunnell, Chair	X		
Ben Lepley			X
Doug Taylor, Vice-Chair	X		
Theodore Schriever	X		
Frank Davis, Council Liaison to the Board	X		
Amanda Bramel, Admin Assistant	X		
Joe Ward, Bldg. Inspector / Code Enforcement	X		
Xavier Rodriguez, Bldg. Inspector / Code Enforcement	X		

CALL TO THE PUBLIC: NONE

OLD BUSINESS

Agenda Item 1.

Application #:23-27

Address: 100 Clawson Ave

Contributing / Non-Contributing: (S) Bi- #117

Residential / Commercial: Commercial

Property Owner / Representative: Savannah McDonald, Architect; Joseph Lewis, Owner.

Description of Work to be done: Refashioning and New Construction of the Old Bisbee High School; to include but not limited to replacement, upgrade, and / or repair of property's exterior and interior.

June 7, 2023 DRB Meeting: the Board moved to approve a portion of the project in that the restoration of the exterior windows that are existing and the other historical elements that are existing that are in need of repair; applicant to come back before the Board with clarifications on all new elements, and a consultation with SHPO.

APPLICATION: Savannah McDonald, Architect spoke regarding this application. Ms.

McDonald went through the updated drawings.

PUBLIC COMMENT: None

STAFF COMMENTS: Mr. Ward stated that we was impressed with what SHPO had given regarding this application; it aligns with how he felt about this application.

BOARD DISCUSSION: Board Discussed and asked questions and Ms. McDonald answered their questions. Staff also answered questions.

MOTION: Mr. Gaffer moved to approve application #23-27 with one provision position being that the architect does address the SHPO recommendation to reduce the height of the roof stair tower to the extent possible subject to at least one foot. .

SECOND: Ms. Gunnell

MOTION PASSED: 4/1 (Taylor)

NEW BUSINESS

Agenda Item 2.

Application #:23-40

Address: Parking Area

Contributing / Non-Contributing: (N/A – Parking Area)

Residential / Commercial: Fenced - Parking

Property Owner / Representative: Rodney Smith

Description of Work to be done: Adding a fence to parking area

APPLICATION: *Mr. Smith spoke regarding his application to the Board and answered questions.*

PUBLIC COMMENT: *None*

STAFF COMMENTS: *Mr. Ward stated that creating this extra parking was very beneficial for everybody especially the residence up on Laundry Hill.*

BOARD DISCUSSION:

MOTION: *Mr. Taylor moved to approve application #23-40 as presented with the caveat that Board was approving for the entire fence in the future too.*

SECOND: *Mr. Gaffer*

MOTION PASSED: UNANIMOUSLY

Agenda Item 3.

Application #: 23-42

Address: 44 Howell (Listed as 44 Opera)

Contributing / Non-Contributing: Bi-141 Contributing

Residential / Commercial: Residential

Property Owner / Representative: Ray Pedersen, Applicant / Mark Gardner Owner

Description of Work to be done: Solar Panel installation

300ft Notification was sent out June 14, 2023.

Public Comments received – Two (2) Favor (0) Opposition

PUBLIC HEARING:

APPLICATION: *Ms. Deb Gardner spoke regarding her application to the Board and answered questions.*

DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS: *Ms. Gunnell opened the Public Hearing. No one spoke in favor or opposition.*

DECLARE THE PUBLIC HEARING CLOSED: *Ms. Gunnell closed the Public Hearing.*

STAFF COMMENTS: *Mr. Ward was concerned by how much it would be seen and the accessibility to the panels.*

BOARD DISCUSSION: *Board Discussed*

MOTION: *Mr. Schriever moved to approve application #23-42 as presented.*

SECOND: *Mr. Taylor*

MOTION PASSED: UNANIMOUSLY

Agenda Item 4.

Application #:23-44

Address: 501 Adams Ave

Contributing / Non-Contributing: New Construction

Residential / Commercial: Residential

Property Owner / Representative: David Hansen

Description of Work to be done: New Construction of a Gable Roof Cabin (Miners Shack)

300ft Notification was sent out June 16, 2023.

Public Comments received – (0) Favor (0) Opposition

PUBLIC HEARING:

APPLICATION: *Mr. Hansen spoke regarding his application to the Board and answered questions.*

DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS: *Ms. Gunnell opened the public hearing. No one spoke in favor or opposition.*

DECLARE THE PUBLIC HEARING CLOSED: *Ms. Gunnell closed the public hearing.*

STAFF COMMENTS: *Mr. Ward spoke regarding this application.*

BOARD DISCUSSION: *Board discussed.*

MOTION: *Mr. Taylor moved to approve application #23-44 as presented and that either split face or standard CMU with a shot face at the owner's discretion.*

SECOND: *Mr. Briggs*

MOTION PASSED: UNANIMOUSLY

Agenda Item 5.

Discussion and Possible Direction to Yonatan Evans regarding mural sign that he would like to update at 72 Main Street.

Mr. Evans discussed with the board updating the mural sign located at 72 Main Street.

The Board discussed and asked questions. Mr. Evans answered their questions and welcomed their discussion.

The Board expressed that as long as it has a look that was consistent with old Bisbee. They recommended to Mr. Evans to put in an application before the Board.

Agenda Item 6.

Approval of the June 7, 2023 Design Review Board Regular Meeting Minutes.

MOTION: *Mr. Gaffer moved to approve the Minutes of the June 7, 2023 Design Review Board Meeting.*

SECOND: *Ms. Gunnell*

MOTION PASSED: UNANIMOUSLY

Agenda Item 7. (Board Member Briggs)

Review and Discussion regarding Zoning Code Article 7 Sign Regulations.

Mr. Briggs spoke regarding vinyl signs there doesn't seem to be any specific wording in the code except they would be considered temporary signage; so, they would be under the rule of being 30 days.

Mr. Ward said that with a prior board decided that vinyl signs and banners were not appropriate for the historic district except as temporary signage, thirty (30) days.

The Board recommended the code be amended for regarding the Sign Regulations and then brought to the Planning and Zoning Commission.

Mr. Taylor volunteered to put together an application for temporary signage and an addendum for the Sign Regulations code.

Agenda Item 8. (Joe Ward, Building Inspector)

Review and Discussion regarding Rain Water Tanks.

Mr. Ward spoke regarding Rain Water Tanks and asked whether it should have DRB approval in regard to placement.

The Board discussed rain water tanks.

Mr. Taylor volunteered to put together an amendment to code for water tanks similar to Solar.

Staff Comments (NO DISCUSSION)

- DRB Application #23-41: 172 Quality Hill Road Administratively Approved – screened in porch.
- DRB Application #23-43: 416 Garden Ave Administratively Approved – Reroof
- DRB Application #23-45: 237 B Brewery Ave Administratively Approved – Emergency Demo of unsafe structure.
- DRB Application #23-46: 142 Tombstone Canyon – Administratively Approved – Wooden Stair replacement with cement.
- DRB Application #23-47: 404 Roberts Ave Administratively Approved – Administratively Approved – Retaining Wall and Fencing
- DRB Application #23-48: 120 A Quality Hill Administratively Approved – Reroof
- DRB Application #23-49: 317 Oak Ave Administratively Approved – Wooden Deck Replacement.
- DRB Application #23-50: 39 Howell Avenue Administratively Approved – Business Sign

FUTURE AGENDA ITEM SUGGESTIONS (Board members may suggest topics for future meeting agendas, but Board will not discuss, deliberate, or take any action on these topics.)

Adjournment: 6:52PM