

**MINUTES  
DESIGN REVIEW BOARD  
DECEMBER 4, 2024, AT 5:30PM  
CITY OF BISBEE COUNCIL CHAMBERS  
915 S. TOVREAVILLE ROAD, BISBEE, AZ 85603**

**THE MEETING CALLED TO ORDER BY *Lori Gunnell* AT 5:30PM**

**ROLL CALL**

<b>Board Members</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>
Bob de Kruffyff	<b>X</b>		
Peter Gaffer	<b>X</b>		
Lori Gunnell, Chair	<b>X</b>		
John Guy	<b>X</b>		
Ben Lepley	<b>X</b>		
Doug Taylor, Vice Chair	<b>X</b>		
Theodore Schriever	---	---	<b>X</b>
Mel Sowid, Council Liaison	<b>X</b>		
J. Emanuel Stuart, Staff Liaison	<b>X</b>		
Xavier Rodriguez, Bldg. Inspector	<b>X</b>		

**CALL TO THE PUBLIC:** Residents of the City of Bisbee may speak at this time regarding Design Review Board Topics that **ARE NOT ON THE AGENDA**. Speaking time limits will be observed during the Call to the Public, the speaking time limit is three (3) minutes per person.

**OLD BUSINESS:**

**Agenda Item 1.**

**Application Number:** 24-107

**Address:** 27 Temby Avenue

**Contributing/Non-Contributing:** (NC) #137

**Residential/Commercial:** Residential

**Property Owner/Representative:** Ben Lepley, Owner

**Description of Work to be done:**

- New garage and workshop

**APPLICATION:** Mr. Lepley presented his updated application to the Board.

**PUBLIC COMMENTS:** Mr. Bob DeKruyff opposed the project because it was too commercial in appearance and did not fit into the character of the neighborhood. He also opposed the proposed setback distance which he said was too close to the road. He said that the City of Bisbee owned a sliver of land down the middle of the area where the building was proposed to be built. He finally said that he did not think the building code allowed doors and windows to encroach on the right of way.

Ms. Eliza Adams spoke and agreed with Mr. DeKruyff regarding the appearance of the building, and said the building still looked too industrial, and the changes Mr. Lepley made to the plan were not significant enough. She also brought up the setback distance, which she said was too close to the front property line.

**STAFF COMMENTS:** Mr. Rodriguez addressed the question regarding the strip of the City of Bisbee land, and said the easement for the plumbing that went under the proposed structure was a

Planning and Building issue beyond the DRB. He also addressed the Zoning Code regarding setbacks in the Historic District, and said it was up to the DRB.

**BOARD DISCUSSION:** The Board discussed.

**BOARD WILL TAKE A MOTION AND VOTE**

**MOTION:** Mr. Guy moved to approve as submitted.

**SECOND:** Mr. Gaffer. **MOTION PASSED:** 3:1 (Gunnell)

**NEW BUSINESS:**

**Agenda Item 2.**

**Application Number:** 24-144

**Address:** 102 Locklin Ave

**Contributing/Non-Contributing:** New Construction

**Residential/Commercial:** Residential

**Property Owner/Representative:** Joseph & Dana Dorner, Owner

**Description of Work to be done:** New Construction of new single-family residence; single story

*300ft. Notification was sent out November 19, 2024*

*No Public Comment received at the time of this agenda*

**PUBLIC HEARING:**

**APPLICATION:** Mr. Dorner presented the application to the Board and answered questions.

**DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:**

*Ms. Gunnell declared the public hearing open.*

*Comments: NONE*

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

**STAFF COMMENTS:** The Building Inspector said it would be a nice addition to the neighborhood.

**BOARD DISCUSSION:** *The Board Discussed.*

**BOARD WILL TAKE A MOTION AND VOTE**

**MOTION:** Mr. Taylor moved to approve as submitted with the contingency that the applicant used windows with more historic dimensions for all elevations. Suggested dimensions should be narrow and tall as per the Historic District guidelines. He said the windows should be submitted to the building inspector for administrative approval.

**SECOND:** Ms. Gunnell.

**MOTION PASSED:** UNANIMOUSLY

**Agenda Item 3.**

**Application Number:** 24-148

**Address:** 33 Art Avenue

**Contributing/Non-Contributing:** New Construction

**Residential/Commercial:** Residential

**Property Owner/Representative:** Jayne Powell \* Manfred Deubert, Owner

**Description of Work to be done:** New Construction of two-story single-family residence 24'x24' total footprint

*300ft. Notification was sent out November 19, 2024*

*No Public Comment received at the time of this agenda*

**PUBLIC HEARING:**

**APPLICATION:** Mr. Deubert presented the application to the Board.

**DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:** Ms. Gunnell declared the public hearing open.

**PUBLIC COMMENTS:** Mr. Steve Ward spoke in favor of the project.

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

**STAFF COMMENTS:** Staff said that it was good that a new house was being built in Old Bisbee.

**BOARD DISCUSSION:** The Board Discussed.

**BOARD WILL TAKE A MOTION AND VOTE**

**MOTION:** Mr. Guy moved to approve as submitted with the exception that the windows not be made of vinyl, but of a more durable material such as wood, aluminum, aluminum-clad wood, or carbon fiber.

**SECOND:** Mr. Lepley

**MOTION PASSED:** UNANIMOUSLY

**Agenda Item 4.**

**Application Number:** 24-151

**Address:** 9A Temby Avenue

**Contributing/Non-Contributing:** (C)#1039

**Residential/Commercial:** Residential

**Property Owner/Representative:** Firebrand Group LLC Andrew Miller Manager

**Description of Work to be done:** Construction of a Shed

300ft. Notification was sent out November 19, 2024

No Public Comment received at the time of this agenda

**PUBLIC HEARING:**

**APPLICATION:** Mr. Miller presented the application to the Board.

**DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:** Ms. Gunnell declared the public hearing open.

**PUBLIC COMMENTS:** Staff read two letters in support of the project. One from Daniel Watrous, and one from Darren Tappen.

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

**STAFF COMMENTS:** The Building Inspector said he liked the project.

**BOARD DISCUSSION:** The Board Discussed.

**BOARD WILL TAKE A MOTION AND VOTE:**

**MOTION:** Ms. Gunnell moved to approve as submitted.

**SECOND:** Mr. De Kruffyff

**MOTION PASSED:** UNANIMOUSLY

**Agenda Item 5.**

Approval of the November 6, 2024, Design Review Board Meeting Minutes.

**MOTION:** Ms. Gunnell moved to approve.

**SECOND:** Mr. Gaffer.

**STAFF COMMENTS (NO DISCUSSION)** -Staff welcomed Mel Sowid as the Council Liaison and thanked the Board for being consistent with their recommendations.

**FOLLOWING APPLICATIONS WERE ADMINISTRATIVELY APPROVED**

- DRB Application 24-142: 216A Brewery Ave – Mini Split
- DRB Application 24-143: 132C Opera Drive – Roof
- DRB Application 24-145: 840 Sims Rd – Roof
- DRB Application 24-146: 15A Art Ave – Mini Split
- DRB Application 24-147: 737 Star Ave – Roof
- DRB Application 24-149: 104D Locklin Ave – Deck Patio Repair DRB Application 24-150: 808 Tombstone Canyon – Windows
- DRB Application 24-152: 737B Tombstone Canyon -Tankless Water Heater
- DRB Application 24-153: 513F Bailey Hill – Amp Upgrade
- DRB Application 24-154: 151 Ok Street – Mini Split
- DRB Application 24-155: 514 Brophy Ave – Roof, Rain Gutter & Wall

**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.)

- Discussion of material guidelines and recommendations.

**ADJOURNMENT: 6:30 PM**