

**AGENDA  
DESIGN REVIEW BOARD  
DECEMBER 3, 2025, AT 5:30PM  
CITY OF BISBEE COUNCIL CHAMBERS  
118 ARIZONA STREET, BISBEE, AZ 85603**

THE MEETING CALLED TO ORDER BY \_\_\_\_\_ AT \_\_\_\_\_ PM.

**ROLL CALL**

<b>Board Members</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>
Bob de Kruffyff			
Peter Gaffer			
Lorriane Rogge			
John Guy, Vice-Chair			
Frank Davis, Chair			
Kevin Cole Van Norman			
Joe Ward			
Mel Sowid, Council Liaison			
J. Emanuel Stuart, Staff Liaison			
Xavier Rodriguez, Bldg. Inspector			

**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: 25-119**

**Address: 67 Main Street**

**Contributing/Non-Contributing: Commercial District**

**Residential/Commercial: Commercial**

**Property Owner/Representative: 67 Main St. Bisbee, LLC, Owner**

**Description of Work to be done: Window Replacement**

Board asked at their November 5, 2025, meeting for the applicant to bring back a design that better fits the character of the building and includes a safety guard to prevent occupants from falling into the stairwell.

**APPLICATION: Applicant/Representative will present their application to the Board.**

**PUBLIC COMMENTS: Only on this item and there will be a time limit for speaking three (3) minutes per person.**

**STAFF COMMENTS:**

**BOARD DISCUSSION: No public comments beyond this point.**

**BOARD WILL TAKE A MOTION AND VOTE**

**NEW BUSINESS:**

**Agenda Item 2.**

**Application Number:** 25-122

**Address:** 301 Curve Street

**Contributing/Non-Contributing:** (NC) #542

**Residential/Commercial:** Residential

**Property Owner/Representative:** Amy & Rod Burkert, Owner

**Description of Work to be done:** Construction of an Approximately 7'8"x5'8" Storage Shed with a Single Slope Roof.

*300ft. Notification was sent out November 12, 2025.*

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

**PUBLIC HEARING:**

**APPLICATION:** Applicant/Representative will present their application to the Board.

**DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:** Opposed / In Favor, speaking time limit is three (3) minutes per person.

**DECLARE THE PUBLIC HEARING CLOSED:** No additional comments will be made once the public hearing is closed.

**STAFF COMMENTS:**

**BOARD DISCUSSION:** No public comments beyond this point.

**BOARD WILL TAKE A MOTION AND VOTE**

**Agenda Item 3.**

**Application Number:** 25-125

**Address:** 14 Brewery Avenue

**Contributing/Non-Contributing:** (C) Bi-166

**Residential/Commercial:** Commercial

**Property Owner/Representative:** Bisbee Brownstone LLC, Owner / Mike Schmitzer & Beth Moorhouse, Applicants

**Description of Work to be done:** Construction of a Beer Garden.

*300ft. Notification was sent out November 18, 2025.*

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

**PUBLIC HEARING:**

**APPLICATION:** Applicant/Representative will present their application to the Board.

**DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:** Opposed / In Favor, speaking time limit is three (3) minutes per person.

**DECLARE THE PUBLIC HEARING CLOSED:** No additional comments will be made once the public hearing is closed.

**STAFF COMMENTS:**

**BOARD DISCUSSION:** No public comments beyond this point.

**BOARD WILL TAKE A MOTION AND VOTE**

**Agenda Item 4.**

**Application Number:** 25-127

**Address:** 137 Higgins Hill

**Contributing/Non-Contributing:** (NC) #940/ 941

**Residential/Commercial:** Residential

**Property Owner/Representative:** Alisia Espiriti, Owner

**Description of Work to be done:** Demolition of Non-Contributing Existing Dwelling.

300ft. Notification was sent out November 20, 2025.

No Public Comment was received at the time of this agenda.

**PUBLIC HEARING:**

**APPLICATION:** Applicant/Representative will present their application to the Board.

**DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:** Opposed / In Favor, speaking time limit is three (3) minutes per person.

**DECLARE THE PUBLIC HEARING CLOSED:** No additional comments will be made once the public hearing is closed.

**STAFF COMMENTS:**

**BOARD DISCUSSION:** No public comments beyond this point.

**BOARD WILL TAKE A MOTION AND VOTE**

**Agenda Item 5.**

**Application Number:** 25-130

**Address:** 1 Naco Road

**Contributing/Non-Contributing:** Commercial District

**Residential/Commercial:** Commercial

**Property Owner/Representative:** Mile High Parking LLC, Owner / Dale Turner, Applicant

**Description of Work to be done:** Mural

**APPLICATION:** Applicant/Representative will present their application to the Board.

**PUBLIC COMMENTS:** Only on this item and there will be a time limit for speaking three (3) minutes per person.

**STAFF COMMENTS:**

**BOARD DISCUSSION:** No public comments beyond this point.

**BOARD WILL TAKE A MOTION AND VOTE**

**Agenda Item 6.**

Approval of November 5, 2025, Design Review Board Meeting Minutes.

**Agenda Item 7.**

Discuss ways to increase awareness regarding penalty for Demolition without a permit in the historic district.

**Agenda Item 8.**

Discuss ways to inform the public about the DRB rules by mailer or postcard.

**STAFF COMMENTS (NO DISCUSSION) –**

**FOLLOWING APPLICATIONS WERE ADMINISTRATIVELY APPROVED**

- DRB Application 25-120 – 20 Wood Canyon – HVAC Mini Split System
- DRB Application 25-121 – 164 Quality Hill Rd- Remove aluminum siding to expose the original tear drop wood siding, remove the bottom portion of the wood siding to allow access to build a masonry foundation around the perimeter of the home. The wood siding will be reinstalled once the foundation is complete
- DRB Application 25-123 - 618 Tombstone Canyon – Main Panel Upgrade
- DRB Application 25-124 – 148 Key Avenue – Wall Extension
- DRB Application 25-126 – 804 C Tombstone Canyon – Reroof
- DRB Application 25-128 – 86 Main Street – Signage
- DRB Application 25-129 – 160 Quality Hill Rd – Roof Installation

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

**ADJOURNMENT:**

Pursuant to A.R.S. § 38-431.02(H), The public will have physical access to Council Chambers 15 minutes before the meeting is scheduled to begin.

*Pursuant to A.R.S. § 38-431.03(A)(3), the Board may vote to enter executive session at any point during this meeting for discussion or consultation for legal advice with its attorney(s).*

*Anyone needing special accommodation to attend this meeting should contact the City Clerk office at (520) 520-432-6000 at least twenty-four hours before the meeting.*

*Public documents referred to herein may be viewed during regular business hours at the City Clerk's Office at 118 Arizona Street, Bisbee.*