

**MINUTES  
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 Frank Davis 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>		
Lorriane Rogge	<b>X</b>		
John Guy, Vice-Chair	<b>X</b>		
Frank Davis, Chair	<b>X</b>		
Kevin Cole Van Norman	---	---	<b>X</b>
Joe Ward	<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:**

*Aurelia Cohen spoke in concern on Ordinance O-25-06, the Vacant and Abandoned Ordinance.*

**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**

*The 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:** *Miriam Strauss presented the application to the Board.*

**PUBLIC COMMENTS:** NONE

**STAFF COMMENTS:** NONE

**BOARD DISCUSSION:** *The Board discussed.*

**MOTION:** *Mr. DeKruyff moved to approve with the condition that the code enforcement officer approves an appropriate guard rail for the open windows on the inside.*

**SECOND:** *Mr. Guy*

**MOTION PASSED: UNANIMOUSLY**

**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:** Amy Burkert presented their application to the Board.

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

**DECLARE THE PUBLIC HEARING CLOSED:** Mr. Davis declared the public hearing closed.

**STAFF COMMENTS:** NONE

**BOARD DISCUSSION:** The Board discussed.

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

**SECOND:** Mr. Guy

**MOTION PASSED: UNANIMOUSLY**

**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:** Mike Schmitzer presented the application to the Board.

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

**DECLARE THE PUBLIC HEARING CLOSED:** Mr. Davis declared the public hearing closed.

**STAFF COMMENTS:** NONE

**BOARD DISCUSSION:** The Board discussed, saying they would rather see drilling into mortar rather than brick.

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

**SECOND:** Ms. Rogge

**MOTION PASSED: UNANIMOUSLY**

**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:** Alisia Espiriti presented their application to the Board.

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

Mr. Davis declared the public hearing open.

**Individuals who spoke in support:**

Dawn Decker, Sean Hicks, Jean Shaw, Dave Mills.

**Individuals who spoke in opposition**

Allen Hoese, Ben Lepley, Lori Gunnell, Aurelia Cohen

**Individuals who spoke in neither support nor opposition:**

Richard Lougee spoke with a concern regarding potential asbestos contamination in the removal of the siding.

Linda Santellanes spoke and offered ideas.

Staff read two letters in support of the allowance of demolition from Rosalynda Hernandez and David Prendergast

**DECLARE THE PUBLIC HEARING CLOSED:** Mr. Davis declared the public hearing closed.

**STAFF COMMENTS:** NONE

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

**MOTION:** Mr. Guy moved to deny the request to allow demolition.

**SECOND:** Mr. DeKruyff

**MOTION PASSED: UNANIMOUSLY**

**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:** Dale Turner presented the application to the Board.

**PUBLIC COMMENTS:** NONE

**STAFF COMMENTS:** NONE

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

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

**SECOND:** Mr. Guy

**MOTION PASSED:** UNANIMOUSLY

**Agenda Item 6.**

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

**PASSED:** 5/1: Mr. Gaffer abstained.

**Agenda Item 7.**

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

**The Board discussed.**

**Agenda Item 8.**

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

**The Board discussed.**

**STAFF COMMENTS:** NONE

**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.)

- Discussion and presentation on Ordinance O-25-06 -the Vacant and Abandoned Ordinance at a future meeting.

**ADJOURNMENT:** 6:50 PM by Mr. Davis.