

MINUTES
Design Review Board
November 2, 2022, at 5:30 PM
City of Bisbee Council Chambers
915 S. Tovreaville Rd. Bisbee, AZ

The Meeting Called to Order by *LORI GUNNELL* at 5:30PM

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		
Scot Perfect, Vice Chair	X		
Theodore Schriever	X		
Frank Davis, Council Liaison to the Board	X		
Nina Williams, Deputy City Clerk	X		
Joe Ward, Bldg. Inspector/Code Enforce.	X		
Xavier Rodriguez, City Staff	X		

CALL TO THE PUBLIC: NONE

NEW BUSINESS

[Agenda Item 1.](#)

Application #:22-65

Address: 102 Locklin Ave

Contributing / Non-Contributing: (C) # 219A Residential

Property Owner / Representative: Joseph and Dana Dorner

Description of Work to be done: Relocating/Moving Ramada Structure 80 degrees NW

Joseph and Dana Dorner spoke regarding their application to the Board and answered questions.

MOTION: Mr. Gaffer moved to approve application 22-65 as presented.

SECOND: Ms. Gunnell

ROLL CALL VOTE:

AYES: Briggs, Gaffer, Green, Gunnell, Lepley, Perfect and Schriever

NAYS: 0

MOTION PASSED UNANIMOUSLY

[Agenda Item 2.](#)

Application #: 22-71

Address: 921 Tombstone Canyon

Contributing / Non-Contributing: (NC) # 188 Residential

Property Owner / Representative: Patricia Carbajal

Description of Work to be done: Retro-Active approval for shed that was started without DRB approval. Stop Work Order was given on September 22, 2022.

- Erect 8' x12' storage shed with 1 Door

300ft. Notification was sent out on September 30, 2022
No public comments were received at the time of this agenda.

PUBLIC HEARING:

CALL FOR THE APPLICATION: *Ms. Carbajal spoke regarding her application to the Board and answered questions.*

DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:

Ms. Gunnell declared the public hearing open.

- *Ms. Elizabeth Bernstein spoke in support of this application.*
- *No one spoke in opposition*

DECLARE THE PUBLIC HEARING CLOSED:

Ms. Gunnell declared the public hearing closed.

STAFF COMMENTS *Mr. Ward, Bldg. Inspector/Code Enforcement and Mr. Davis, Ex-Officio member of the DRB spoke regarding this application.*

BOARD DISCUSSION: *The Board discussed*

MOTION: *Mr. Gaffer moved to approve application 22-71 to include the additional materials which were submitted at the Design Review Board meeting.*

SECOND: *Ms. Gunnell*

ROLL CALL VOTE:

AYES: *Briggs, Gaffer, Green, Gunnell, Lepley, Perfect and Schriever*

NAYS: *0*

MOTION PASSED UNANIMOUSLY

[Agenda Item 3.](#)

Application #: 22-72

Address: 7B O K Street

Contributing / Non-Contributing: Historic District - Residential

Property Owner / Representative: Ken Budge

Description of Work to be done: Demolition of structure

300ft. Notification was sent out on October 7, 2022

One (1) Public Comment Received in Favor.

PUBLIC HEARING:

CALL FOR THE APPLICATION: *Mr. Budge spoke regarding his application to the Board and answered questions*

DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:

Ms. Gunnell declared the public hearing open.

- *Mr. Al Strati spoke in opposition*
- *Mr. Jon Sky spoke in opposition*
- *Mr. Michael McPartlin spoke in opposition*
- *Mr. Michael Shoen spoke in support*

Mr. Budge responded to the comments made.

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

STAFF COMMENTS *Mr. Joe Ward, Bldg. Inspector/Code Enforcement spoke regarding this application.*

BOARD DISCUSSION: *The Board discussed.*

MOTION: Mr. Gaffer moved to approved demolition for application 22-72 .

SECOND: Mr. Briggs

ROLL CALL VOTE:

AYES: Briggs, Gaffer, Gunnell, Perfect and Schriever

NAYS: Green / Lepley

MOTION PASSED UNANIMOUSLY (5/2)

Agenda Item 4.

Application #: 22-74

Address: 1614 West Blvd (Tombstone Canyon)

Contributing / Non-Contributing: (C) # 731 Residential

Property Owner / Representative: Patricia McNeely / Marjorie Ward

Description of Work to be done: Retroactive approval for barrier / fence structure.

Structure is currently 8ft tall but will be altered to meet zoning requirements of 4ft maximum height.

Mr. Joe Ward, Bldg. Inspector/Code Enforcement spoke regarding this application for the applicant to the Board.

MOTION: Mr. Schriever moved to approve for the fence to be cut down to 4ft.

SECOND: Ms. Gunnell

ROLL CALL VOTE:

AYES: Briggs, Gaffer, Green, Gunnell, Lepley, Perfect and Schriever

NAYS: 0

MOTION PASSED UNANIMOUSLY

Agenda Item 5.

Application #:22-75

Address: 635 Tombstone Canyon Rd.

Contributing / Non-Contributing: (NC) # 294 – Residential

Property Owner / Representative: Thora Colot

Description of Work to be done: Addition to a structure

300ft. Notification was sent out on October 17, 2022

No public comments were received at the time of this agenda.

PUBLIC HEARING:

CALL FOR THE APPLICATION: Ms. Colot spoke regarding her application to the Board and answered questions.

DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:

Ms. Gunnell declared the public hearing open.

- *Michael & Rachel Whyte spoke in support*

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

STAFF COMMENTS: Mr. Ward, Bldg. Inspector/Code Enforcement spoke regarding this application.

BOARD DISCUSSION: The Board discussed.

MOTION: Mr. Lepley moved to approve application 22-75 as presented.

SECOND: Mr. Green

ROLL CALL VOTE:

AYES: Briggs, Gaffer, Green, Gunnell, Lepley, Perfect and Schriever

NAYS: 0

MOTION PASSED UNANIMOUSLY

Agenda Item 6.

Application #: 22-76

Address: Main Street Parking Lot

Contributing / Non-Contributing: N / A

Property Owner / Representative: Dale Turner

Description of Work to be done: Sign for pay parking lot.

Mr. Jon Sky spoke regarding this application to the Board and answered questions.

MOTION: Ms. Gunnell moved to approve application 22-76 as is.

SECOND: Mr. Schriever

ROLL CALL VOTE:

AYES: Briggs, Gaffer, Green, Gunnell, Lepley, Perfect and Schriever

NAYS: 0

MOTION PASSED UNANIMOUSLY

Agenda Item 7.

Application #: 22-77

Address: 24 Moon Canyon

Contributing / Non-Contributing: (C) # 871 Residential

Property Owner / Representative: Dale Turner / Ana Maria Flannigan

Description of Work to be done: Turning garage structure into a useful studio room. All outside finishes will match the adjacent house including windows and door.

Mr. Jon Sky spoke regarding this application to the Board and answered questions.

MOTION: Mr. Gaffer moved to approve application 22-77 as presented.

SECOND: Mr. Lepley

ROLL CALL VOTE:

AYES: Briggs, Gaffer, Green, Gunnell, Lepley, Perfect and Schriever

NAYS: 0

MOTION PASSED UNANIMOUSLY

Agenda Item 8.

Application #: 22-79

Address: 410 C Mason Hill

Contributing / Non-Contributing: (C) # 336 Residential

Property Owner / Representative: Raymond Timmons

Description of Work to be done: Replacing broken windows with new energy efficient windows.

Mr. Joe Ward, Bldg. Inspector/Code Enforcement spoke regarding this application for the applicant to the Board.

MOTION: Mr. Lepley moved to accept application 22-79 replacing all the windows but having the kitchen window in multi-light window in the same pattern as the original with exterior muntin's.

SECOND: Ms. Gunnell

ROLL CALL VOTE:

AYES: Briggs, Gaffer, Green, Gunnell, Lepley, Perfect and Schriever

NAYS: 0

MOTION PASSED UNANIMOUSLY

Agenda Item 9.

Application #: 22-80

Address: 117 Locklin Ave

Contributing / Non-Contributing: (NC) # 222 Residential

Property Owner / Representative: Patricia McNeely / Marjorie Ward

Description of Work to be done: Construction of 8x20 Garage with 4x8 Garage Door and Exterior Door.

- Public Hearing was held on August 3, 2022; Board Approved DRB Application 22-42 as is; the front of the house would be facing the way you drive into Locklin.
- Public Hearing for a variance was held by the Board of Adjustment on September 13, 2022, the Board denied the variance application for the shed.

Mr. Jared Sheldon spoke regarding this application to the Board and answered questions.

MOTION: Mr. Gaffer moved to approve application 22-80 with the provision that the applicant will build wooden barn door from the sample in the application and will side the building with recycled corrugated metal.

SECOND: Ms. Gunnell

ROLL CALL VOTE:

AYES: Briggs, Gaffer, Green, Gunnell, Lepley, Perfect and Schriever

NAYS: 0

MOTION PASSED UNANIMOUSLY

Agenda Item 10.

Approval of the October 5, 2022, Design Review Board Meeting Minutes.

MOTION: Mr. Perfect moved to approve the October 5, 2022 Design Review Board Meeting Minutes.

SECOND: Mr. Schriever

Staff Comments (NO DISCUSSION)

- *An appeal has been filled for 221 B Youngblood Hill regarding siding.*
- *The Design Standards will be going before the Planning and Zoning Commission November 17th.*

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.)

- *Mr. Green would like to discuss the submittal requirements for DRB applicants how has this process been doing before / now.*
- *Mr. Gaffer would like to have the roll call voting removed from the DRB agenda starting in December.*

Adjournment: 6:59PM

MOTION PASSED UNANIMOUSLY