



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

THURSDAY, JUNE 4, 2009

MEETING MINUTES

PRESENT: Lisa Borowsky, Council Member
Michael Edwards, Vice Chairman
Michael D'Andrea, Planning Commission Member
David Brantner, Development Member
Eric Gerster, Development Member
Chris Jones, Design Member
David Ortega, Design Member

STAFF: Greg Bloemberg
Kroy Ekblaw
Lusia Galav
Don Hadder
Keith Niederer
Joe Padilla
Meredith Tessier
Steve Venker

CALL TO ORDER

Councilwoman Borowsky called the meeting of the Scottsdale Development Review Board to order at 1:07 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

OPENING STATEMENT

Councilwoman Borowsky read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting. She made special note of the focus on quality building and design.

MINUTES

1. Approval of May 21, 2009 Development Review Board Study Session Minutes
2. Approval of May 21, 2009 Development Review Board Meeting Minutes

VICE-CHAIRMAN EDWARDS MOVED TO APPROVE THE MAY 21, 2009 MINUTES OF THE DEVELOPMENT REVIEW BOARD INCLUDING THE STUDY SESSION. SECONDED BY BOARD MEMBER BRANTNER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. 53-DR-2008 NewPath Networks, LLC (H-206) N.104th St & E. Mountain View Rd.
4. 57-DR-2008 NewPath Networks Antenna Site H204-02

Mr. Peter Klausner spoke in opposition to the installation of an antenna site on 104th Street. He felt that the aesthetics of the installation are not in keeping with the Scottsdale Ranch community design and was unnecessary because another NewPath installation is planned 100 meters away. He noted that clustering cell towers on 104th Street is unfair to the community.

In response to a question by Commissioner D'Andrea, Mr. Niederer confirmed that the Scottsdale Ranch area requires additional coverage as a result of a history of unreliable service.

The NewPath representative, Jim Todaro explained that the terrain in the area necessitated additional lines. He reiterated the fact that NewPath is not carrier specific and hopes that in the future carriers will use their system which will alleviate clustering of towers. NewPath has worked with the Scottsdale Ranch homeowners association on the landscaping and design in an attempt to mitigate impact of the installation.

In response to a comment by Vice-Chairman Edwards, Mr. Niederer confirmed that because of the nature of the network if one installation is moved others must also be moved in order to maintain the continuity of the system.

Councilwoman Borowsky noted that as part of NewPath's overall approval by City Council they were stipulated to work with the various communities to achieve aesthetic continuity. She encouraged concerned members of the public to contact the provider with their aesthetic concerns.

5. 65-DR-2008 NewPath Networks Antenna Site #H202-02

COMMISSIONER D'ANDREA MOVED TO APPROVE 53-DR-2008, NEWPATH NETWORKS, LLC(H-206) N.104TH ST & E.MOUNTAIN VIEW RD., 57-DR-2008, NEWPATH NETWORKS ANTENNA SITE H204-02, AND 65-DR-2008, NEWPATH NETWORKS ANTENNA SITE #H202-02. SECONDED BY VICE-CHAIRMAN EDWARDS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

6. 6-MS-2009#2 Terra Verde Master Sign Program

In response to a question by Board Member Ortega, Mr. Gulino agreed to stipulate that the signage would be restricted to the lower six feet of the turret.

BOARD MEMBER ORTEGA MOVED TO APROVE 6-MS-2009#2, TERRA VERDE MASTER SIGN PROGRAM, WITH THE STIPULATION THAT THE SIGNAGE BE RESTRICTED TO THE LOWER SIX FEET ABOVE THE PARAPET. SECONDED BY COMMISSIONER D'ANDREA, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0). VICE-CHAIRMAN EDWARDS AND BOARD MEMBER JONES WERE RECUSED.

REGULAR AGENDA

7. 59-DR-2009 Convenience Store

Mr. Venker noted that the applicant has requested a continuance to the June 18th meeting in order to allow time to further work with neighbors.

Ms. Jo Cummings requested that the continuance be scheduled for sometime after June 20th because she will be unavailable prior to that date to attend a meeting. She agreed that additional time was needed to work through items of concern. She noted that the Applicant was not communicating with her in a positive manner but that the architect seemed to be genuinely interested in her concerns.

Mr. Steve Ike, project architect, explained that significant modifications have been made in response to both neighbor concerns and DRB comments. A continuance was needed in order to finalize negotiations and prepare an updated presentation; moving the hearing date out further than the 18th would not be productive and could jeopardize financing.

Councilwoman Borowsky assured Ms. Cummings that any written comments submitted prior to the meeting on June 18th would carry the same weight as in-person comments.

BOARD MEMBER ORTEGA MOVED TO CONTINUE 59-DR-2009, CONVENIENCE STORE, TO THE JUNE 18, 2009 DEVELOPMENT REVIEW BOARD MEETING. SECONDED BY BOARD MEMBER BRANTNER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

8. 2-DR-2006#3 Verizon PHO Cheese WCF

Mr. Niederer presented the site plan, landscape plan, and a photo simulation of the elevations including the screen panels and the three 36-inch Blue Palo Verde trees.

In response to a suggestion by Board Member Gerster, Mr. Randy Downing agreed to stipulate to placement of screen walls on both the east and west sides of the installation. Board Member Jones requested that screening also be added to the east side of the existing transformer.

BOARD MEMBER BRANTNER MOVED TO APPROVE 2-DR-2006#3, VERIZON PHO CHEESE WCF, WITH THE STIPULATION THAT SCREEN WALLS BE ADDED TO BOTH THE EAST AND WEST SIDE OF THE NEW UNITS AND TO THE EAST SIDE OF THE EXISTING TRANSFORMER. SECONDED BY BOARD MEMBER ORTEGA, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 1:47 p.m.

Respectfully submitted,
A/V Tronics, Inc. DBA AVTranz.