



# TOWN OF JEROME

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## DRAFT MINUTES

### REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF JEROME

#### 600 CLARK STREET 600 CLARK STREET, JEROME, ARIZONA

#### TUESDAY, MAY 27, 2025, AT 6:00 PM

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*Due to the length of this meeting, Council may recess and reconvene at the time and date announced.*

#### 6:00 (0:01) 1. CALL TO ORDER –

*Present were Chair Tyler Christensen and Board Members Devon Kunde, Mark Krmpotich, and Scott Staab.  
Staff present included Zoning Administrator Will Blodgett and Deputy Clerk Kristen Muenz.*

#### 6:00 (0:28) 2. APPROVAL OF MINUTES

##### A. Minutes of the Regular meeting of March 25th, 2025.

*Chair Christensen asked if there were any comments, questions or concerns.*

*Board member Mark Krmpotich responded that he did not, and made motion to approve the minutes as presented.*

##### Motion to approve the Minutes of the Regular Meeting of March 25<sup>th</sup>, 2025

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN			X			
KUNDE			X			
KRMPOTICH	X		X			
STAAB		X	X			

#### 6:01 (0:58) 3. NEW BUSINESS

##### A. The Jerome High School Art complex is proposing changes to improve access to unit B-108.

*Zoning Administrator Will Blodgett introduced the item and gave a brief summary. He said we are looking at the openings on the façade of the building shown in the analysis. He said that in order to make the space more usable and add access to a studio, they are proposing to move one garage door to the right and add a pedestrian door. They will reuse the metal on the structure so as not to change the appearance and there are no changes other than the redesign of the door opening.*

*Mr. Christensen asked if the only opening currently is the garage door.*

*Mr. Blodgett confirmed this and said it was the only access right now.*

*Mr. Christensen asked the board if there were any comments or questions.*

*Mr. Krmpotich said his only major question was, will the shifting of the doors not affect the structure of the building?*

*Mr. Blodgett replied, no.*

*The applicant was invited to speak. He introduced himself as Mike Lindner, representative of Verde Exploration, owner of the old Jerome High School. Mr. Lindner said yes, currently there is only one double garage door, and where it is situated is not ideal because of its proximity to the edge where the slope drops off. There is no pedestrian access to it which makes it a safety issue in case someone needs to get out. Mr. Lindner said we are proposing moving that garage door and adding a pedestrian door, so very minimal changes.*

*Mr. Krmpotich asked Mr. Lindner if he could say if it would affect the structure of the building.*

*Mr. Lindner replied that, no, it does not affect the structure.*

*Mr. Blodgett confirms that if there was any impact on the structure it would go before Planning & Zoning. He said this extension will not impact structurally on the rest of the building. He added that he had run it by the Building Inspector.*

*Mr. Krmpotich made a motion to approve the request for changes.*

##### Motion to approve the changes to access of Unit B-108 at the Jerome High School Art Complex

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN			X			
KUNDE			X			

KRMPOTICH	X		X			
STAAB		X	X			

**6:04 (4:20) B.** Lana Buckner at 300 Hull Avenue is requesting approval for new signage for Firebrick Studio.

Mr. Blodgett summarized item B, a new sign using the existing sign structure for Firebrick Studios. He said the size was below the maximum allowed and the applicant had brought the sign.

Applicant Marc Lucas approached the dais and held up the sign, which was carved but had not been painted yet. He stated that it was hand-carved, and applicant Lana Buckner added that it would be painted black and white.

Board member Devon Kunde commented that it looked good.

Mr. Christensen asked if the paint would be UV resistant.

Ms. Buckner replied that it would be an outdoor type of paint.

Mr. Krmpotich asked if there would be some sort of coating over it to make sure it would not fade in the sun.

Mr. Lucas answered yes, it would be an outdoor appropriate paint

Mr. Blodgett added information on the size and specifications of the sign.

Mr. Christensen asked for clarification on the color, and it was confirmed that the background would be white, and the lettering would be black. He made a motion to approve the sign as presented.

The board members thanked the applicants for bringing the sign to the meeting.

**Motion to approve the new signage for Firebrick Studio at 300 Hull Avenue**

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	X		X			
KUNDE			X			
KRMPOTICH		X	X			
STAAB			X			

**6:06 (6:20) C.** The 2nd tasting room for Cabal Cellars at 412 Main, is requesting to change the trim paint at this location.

Mr. Blodgett summarized item C, and said that Cabal Cellars applied for their second wine tasting room changing trim color to match their primary tasting room. The color scheme was approved for the first and they are asking for it to be approved again. He pointed out the color sample in Heirloom Purple.

Mr. Christensen asked if the image showed the Heirloom Purple color superimposed over the existing color-scheme.

Mr. Blodgett said yes.

Mr. Krmpotich clarified that it will just be the purple trim like it was on the lower building.

Mr. Blodgett replied that it was his understanding.

Mr. Krmpotich asked if it was including the window and door trim, where it is brown right now?

Mr. Christensen asked if everything that was the pinkish or red-brown color now would be changed?

Mr. Blodgett said yes, there are some sections above the door area that he was not sure about but, regardless, he did not see it having a significant impact overall.

Mr. Christensen said that he could see everything that is colored red brown now would be purple, and the rest of the façade is white including the stucco.

Mr. Blodgett repeated that even if the whole thing were to be purple, he did not feel it was problematic.

Ms. Kunde said that she agreed.

Mr. Christensen said, for specificity, it did say all of the trim. He said that if the applicant wanted to change the stucco, he would like him to clarify that, but other than that he did not have a problem.

Mr. Krmpotich stated that based on that, he did not have a problem recommending it for approval with an amendment to paint the trim around the façade of the building with heirloom purple.

Ms. Kunde pointed out that the 2<sup>nd</sup> picture states that everything that is red will be purple, so she felt it did not include the stucco.

Mr. Blodgett explained that it was his wording. He said he would clarify the details and apologized that he had not.

Ms. Kunde replied that it would look weird if only some of the trim was repainted and the rest was left.

Mr. Blodgett said that he felt that was the intention, but he would get clarification.

Mr. Krmpotich repeated his recommendation to approve the proposal for the trim around all the windows, doors, lights, and the area above the door in purple, while everything else is left the same color [meaning the white areas].

Ms. Kunde said that Mr. Blodgett's wording stated that everything that is now red will be purple.

Mr. Sharif, who was in the audience, suggested that they photoshop everything that will be purple next time to save time because we would know exactly what they are trying to turn purple.

It was also suggested that they could have written a better description.

Mr. Christensen stated for the record that more detail and images accompanying the wording is also ideal; not every applicant is like that, so that is why we ask for specifics.

Mr. Sharif added that he was trying to help the board, and Mr. Christensen thanked him for his suggestions.

Mr. Blodgett explained the blame was on himself for not seeking additional details. He had a conversation that he gleaned information from and now was second-guessing himself. He repeated that he would clarify the details with the applicant.

Mr. Christensen said that he did not believe it would need to come back before the board.

Ms. Muenz confirmed that, so long as what the applicant planned to do matched the board's recommendation, it did not. There was general agreement on that.

Mr. Krmpotich clarified that his recommendation was that everything shown in the photographs that was currently red would be painted Heirloom Purple.

Mr. Christensen agreed and seconded the motion.

**Motion to approve the change in Trim Paint for Cabal Cellars at 412 Main Street with the recommendation that all areas that are currently red in color will be painted in Heirloom Purple**

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN		X	X			
KUNDE			X			
KRMPOTICH	X		X			
STAAB			X			

### 6:13 (12:57) 4. FUTURE DRB AGENDA ITEMS

The Zoning Administrator will update the Design Review Board with current and planned projects, and the latest Historic Preservation information.

Mr. Blodgett explained that it was an interesting time for Historical Preservation. There is a possibility that Arizona SHPO may run out of money as soon as July with gutting of funding at the National Level. He had no clue what that will do with the landscape, but would keep them updated.

Mr. Krmpotich said, based on that, he wanted to reiterate what he said in March, where we are with the guidelines. Has it been presented to the council?

Mr. Blodgett confirmed it had been presented to the council, and they want to go over some changes and edits. He has not had a chance to sit down with them. Once the council is able to provide edits and feedback, it will come back for final review.

Mr. Christensen directed staff to include the vote for a new Chair and Vice Chair on the next agenda.

### 5. ADJOURNMENT

**Motion to adjourn at 6:16 P.M.**

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	X		X			
KUNDE			X			
KRMPOTICH		X	X			
STAAB			X			

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Tyler Christensen, Design Review Board Chair

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Kristen Muenz, Deputy Town Clerk