



# TOWN OF JEROME

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## MINUTES

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

#### 600 CLARK STREET

#### 600 CLARK STREET, JEROME, ARIZONA

### TUESDAY, FEBRUARY 25, 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.*

#### 6:01PM (0:24) 1. CALL TO ORDER/ROLL CALL

*Present were Chair Tyler Christensen and board members Mark Krmpotich, Devon Kunde and Scott Staab. Staff present included Zoning Administrator Will Blodgett and Accounting Clerk/Administrative Specialist Michele Sharif. During roll call Mr. Blodgett shared that Vice Chair Carol Wittner had resigned from the board. Mr. Christensen said he'd like to make a comment and thanked Ms. Wittner for her service.*

#### 6:02PM (1:07) 2. PETITIONS FROM THE PUBLIC

*There were none.*

#### 6:02PM (1:15) 3. APPROVAL OF MINUTES

A. The Board will vote on approval of the minutes of the regular meeting of 01-28-2025.

*Chair Christensen introduced the minutes and asked if anyone had any comments questions or changes to request. There were none. Mr. Christensen made the motion to approve the meeting minutes from the January 28<sup>th</sup> regular meeting.*

*Mr. Staab seconded the motion.*

*Mr. Christensen called the question, and the minutes were approved.*

#### Motion to approve minutes from regular meeting of January 28, 2025.

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

#### 6:02PM 4. NEW BUSINESS

6:02PM (1:51) A. New sign for 412 Main street, Cabal Cellars

*Mr. Christensen introduced item 4A for consideration and deferred to Mr. Blodgett for further information.*

*Mr. Blodgett shared that this sign was supposed to be included in last month's meeting, and that he did give administrative approval to hang a temporary sign. He shared that he felt confident in allowing it because the mounting being used is already in place. He then shared the details of the sign from his written recommendation to the board.*

*Ms. Kunde asked if this was a second location where the Bordello restaurant used to be. She thought it was going to be a sign that would point you to the location of where they are.*

*Mr. Blodgett answered that it is a second location.*

*It was also confirmed that there is no internal connection between the two locations.*

*Mr. Christensen asked if there was anything to stop someone from opening the same store in every possible storefront, they could get their hands on.*

*Ms. Sharif shared that in regard to this particular business the owner is limited due to their liquor license type and the number of secondary locations they can have based on that type.*

*Mr. Christensen then asked aside from liquor licenses is there anything else stopping any other type of business opening the same shop. For example someone buys a block of buildings and opens the same type of store in every shop.*

Mr. Blodgett answered, based on that hypothetical situation he would have to do a little more research regarding how to consider the overall square footage and surface area of the signage, as well as consider other factors including business licensing and TPT information. He said in this instance this is a separate business and therefore did not feel that he should combine the signage surface area for both locations.

There was additional brief discussion on the topic.

Mr. Krmpotich shared he walked by and saw the signage and has no issues. He then made the motion to approve the sign as presented.

Mr. Staab seconded the motion.

Mr. Christensen called the question, and the sign for Cabal Cellars was approved.

**Motion to approve sign as presented.**

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

**6:08PM (7:18) B. New sign for "The Ravens Nest" Apothecary at 327/329 Main Street**

Mr. Christensen introduced item B for consideration.

There was brief discussion regarding the two addresses.

Mr. Blodgett shared information from his written report to the board. He shared that the designer of the sign is present for any other questions.

Mr. John Alvey from Alvey's Signs was invited to sit at the table with Mr. Blodgett.

Mr. Alvey introduced himself on behalf of the applicant Mike Caruso at the Raven's Nest. He introduced the material that would be used for the sign, called Dibond. He explained what each part of the sign would be comprised of and how they would all be connected to each other as well as the building to withstand any potential high winds.

Using the mechanical drawing he pointed out the support cables that will provide additional sign stability.

Mr. Christensen asked a question regarding the UV resistance.

Mr. Alvey explained his process for UV protection of the sign, using a water based UV laminate that he paints on. He provided examples of other signs he's used the process on, which were the sign on Holy Family Church, and Whitten Printers.

There was brief discussion of working going on inside of the building as well as excitement for the new business to open.

Mr. Krmpotich made the motion to approve the sign.

Ms. Kunde seconded the motion.

Mr. Christensen called the question and the sign for The Raven's Nest was approved as presented.

**Motion to approve sign as presented.**

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

**6:17PM (16:24) 5. MEETING UPDATES**

Mr. Blodgett shared that next month's meeting should see more items on the agenda for review, as well as the vote for Chair and Vice Chair. He said he hopes by that meeting time to have a new volunteer for the vacant board seat.

Mr. Christensen said he was unable to recall when he was voted in as chair and believed they would need to vote for both seats at the next meeting.

Ms. Sharif confirmed the bylaws of voting and the ability to serve only 2 consecutive terms as either Chair or Vice-Chair.

Mr. Blodgett gave a brief update regarding the current federal protections and their potential impact at the local level, including the current work being done on some local ordinance and zoning language to further protect the Town.

Ms. Kunde asked if that was something the public would vote on.

Mr. Blodgett answered that it was likely something that would go before Council for a vote.

There was some continued question and answer regarding establishing local protections.

Ms. Kunde further inquired if these changes at the federal level might impact residents in Town who may receive certain tax breaks or incentives on their historic homes.

Mr. Blodgett shared he was unsure at this time adding that it would take a lot to dismantle something like that. He expressed that individuals at the state and county level are also currently unsure.

Mr. Christensen said he believed an item from his own project would be on the agenda, but thought that they would still have a quorum for the meeting.

Mr. Blodgett confirmed that even if the vacancy was not filled by next month's meeting, there would still be a quorum of board members.

**6:21PM (20:38) 6. ADJOURNMENT –**

Mr. Christensen introduced item #6 and called the question to adjourn the meeting at 6:22, the time was actually 6:21p.m. With 4 ayes the meeting adjourned at 6:21p.m.

**Motion to adjourn at 6:21p.m.**

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

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

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

