



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, MARCH 24, 2026, AT 6:00 PM

6:01 (0:01) 1. CALL TO ORDER

Present were Chair Tyler Christensen, Vice Chair Devon Kunde, and Board members Mark Krmpotich and Scott Staab.

Staff present included Zoning Administrator Will Blodgett and Deputy Clerk Kristen Muenz.

6:01 (0:32) 2. APPROVAL OF MINUTES

A. The Board will vote on approval of the Minutes of the regular meeting of 01/27/2026

Chair Christensen asked if there were any comments or questions.

Board member Krmpotich said that he had no issues and moved to approve the minutes.

Chair Christensen seconded the motion, and as there was no further discussion, called the question. The minutes of January 27th passed unanimously.

Motion to approve Meeting Minutes from January 27, 2026, Regular Design Review Board Meeting

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

6:02 (1:32) 3. PROCLAMATIONS

There were no proclamations.

4. NEW BUSINESS

6:02 (1:40) A. New exterior signage for the Newstate Motor Building (110, 112, 116 Main Street)

Zoning Administrator Will Blodgett said the sign was pretty simple, and it could be argued to be a service sign, which are usually hours of operation or directional. This falls under ancillary signage, as there is not an advertisement in the sign itself, the only difference being this is outside and not hung in a window as there is no window there, and therefore, up for review. Mr. Blodgett pointed out the images provided by Jerome Historical Society of the Alvey sign design, which had a metal frame and would be sometimes illuminated. He said there was nothing in the ordinances to prohibit it to be located in the proposed spot. Mr. Blodgett felt that the sign was a good idea, as the location was a mall with a number of commercial stalls and advertising those locations can be difficult. This will support small businesses by making sure customers can find them. In terms of service or directional signage, DRB will be applying the same standards such as size, and this falls well under the maximum.

Board member Staab asked, in the picture, is the sign above the awning?

On behalf of the Historical Society, applicant Scott Hudson replied that the image showed the original location, but the awning would be in the way, so it will be hung just before the awning.

Board member Krmpotich asked if they still intended to hang the approved awning which Mr. Hudson confirmed.

Board member Krmpotich said the application said it was single side illumination and asked if the sign will not illuminate past the back of the building.

Mr. Hudson replied that no, there would be no reason to do that.

Board member Krmpotich then asked, you will have 2 modes, open in day, and one in night?

Mr. Hudson said that it will be triggered by sensors and the 'open' will come on during the day from 9 to 5. He explained that the foot traffic cut back after the new bathrooms were built and they were trying to draw in more customers for the tenants.

Chair Christensen moved to approve the sign, which was seconded by Vice Chair Kunde. The motion was passed unanimously.

Motion to approve new Exterior Signage at the Newstate Motor Building, 110-112-116 Main Street

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

6:08 (7:36) B. The Board will hold elections for a new Chair and Vice-Chair.

Chair Christensen moved to elect Mark Krmpotich as new chair.

Zoning Administrator Will Blodgett explained that the board may choose to elect both the Chair and Vice Chair together, or in separate motions.

Chair Christensen rescinded his first motion, and moved to elect Mark Krmpotich as new chair, and Devon Kunde as vice chair.

Mr. Krmpotich and Ms. Kunde both accepted the nomination.

Board member Staab seconded the motion.

The motion passed unanimously.

Chair Christensen then turned leading the meeting over to Mr. Krmpotich.

Chair Krmpotich thanked Mr. Christensen and said he hoped he learned all that he could to be an acceptable chair and asked Mr. Christensen if he would remain.

Board member Christensen explained that he was running for council and will be here until at least November, and the only reason he would leave is if he was potentially voted in.

Mr. Blodgett added that he was actively trying to find more board members and had one or two candidates.

Motion to elect Mark Krmpotich as new Chair, and Devon Kunde as Vice Chair

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

6:12 (11:41) 5. FUTURE DRB AGENDA ITEMS

A. Updates from the Zoning Administrator on upcoming items.

Chair Krmpotich asked where we are on the updated guidelines.

Mr. Blodgett replied that they had been on hold, we had just started them. He put a pause on them because the State of Arizona proposed changes to design review and we didn't know how it would affect us yet. The Town of Jerome is a historic district, so we are exempt from that new law. Now, we are in the midst of Zoning Ordinance revisions, we are in the process of updating and streamlining certain processes, and he said he did not want to write new guidelines until that had been completed. In the meantime, the meat of the framework is still good, and we can continue to follow it until we replace it with a new document.

Chair Krmpotich said, as small as we are, we can make things workable for everyone.
 Mr. Blodgett agreed that most are written for larger communities and does not cover the nuances. If we can change these things now to better fit our community, hopefully it will serve us for another 40 years.
 Mr. Blodgett said we are not even touching the General Plan, because first we are making the Zoning Ordinance come into line with it and the trends we want to follow. Our ordinance is not doing what we want, in some cases it steers us away; we need to update it, so everything is working together. We don't want to reinforce a document that isn't working for us.
 Chair Krmpotich said we hit it hard last year and it fell into a crack.
 Mr. Blodgett said he understood the frustrations, but there are good reasons we have these policies and hoops to jump through as there is a balance in everything we do.

6. ADJOURNMENT

Motion to adjourn at 6:17 P.M.

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

Approved: _____ Date: _____
 Mark Krmpotich, Design Review Board Chair

Attest: _____ Date: _____
 Kristen Muenz, Deputy Town Clerk