



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

Rebecca Borowski, Planning & Zoning Administrator

Historic Preservation Officer

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MEETING OF THE TOWN OF JEROME

DESIGN REVIEW BOARD

DATE: Monday, March 10, 2014 TIME: 7:00 P.M.

PLACE: JEROME CIVIC CENTER, 600 CLARK STREET

Minutes

ITEM 1: CALL TO ORDER / ROLL CALL

Chair Brice Wood called the meeting to order at 7:02 pm.

Roll call by Zoning Administrator, Rebecca Borowski.

Board Members Present: Brice Wood, Lance Schall, Deni Phinney and Steve Pontious

Carole Lozano, unexcused absence

Staff Present: Rebecca Borowski, Zoning Administrator

ITEM 2: APPROVAL OF MINUTES: Lance Schall made a motion to approve February 10, 2014 meeting minutes. Second by Steve Pontious. Motion passed with 3 yes votes and Deni Phinney abstaining due to absence.

ITEM 3: PETITIONS FROM THE PUBLIC – There were no petitions from the public.

ITEM 4: APPOINTMENTS AND ELECTIONS - Staff will recognize reappointments and the Board will hold annual elections for Chair and Vice Chair.

Staff congratulated Brice Wood and Steve Pontious for their reappointments and presented Certificates of Appointment.

Brice Wood made a motion to elect Deni Phinney as Chair. Second by Steve Pontious. Motion passed with 3 yes votes and 1 abstention. Lance Schall made a motion to elect Steve Pontious as Vice Chair. Second by Deni Phinney. Motion passed with 3 yes votes and 1 abstention.

ITEM 5: DESIGN REVIEW – Gibbons & Schultz Windows

ADDRESS: 700 Hull Road.....OWNER OF RECORD: Colleen Gibbons and Philip Schultz

ASSESSORS PARCEL NUMBER: 401-08-028C.....ZONE: R1-5

Applicant requests Design approval for new windows. The Board will review the request for compliance with the Zoning Ordinance and may approve, conditionally approve, or deny the application.

Deni Phinney asked about the age of the home, to which the applicant responded the year of construction was roughly 1924 and was modified in the 1930s and again in the 1950s. The removed windows were 1970s aluminum sliders, replaced with two picture windows. Deni Phinney commented that the new windows are an improvement.

Motion made by Deni Phinney to approve the application for design review. Second by Lance Schall. Motion passed unanimously.

ITEM 6: DESIGN REVIEW / SIGN PERMIT – Passion Cellars Sign

REPRESENTATIVE: Jason Domanico

ADDRESS: 417 Hull Avenue.....OWNER OF RECORD: Flatiron Building II, LLC.

ASSESSORS PARCEL NUMBER: 401-06-018.....ZONE: C-1

Applicant requests Design approval for one sign, to be suspended from existing signage. The Board will review the request for compliance with the Zoning Ordinance and may approve, conditionally approve, or deny the application.

Motion made by Steve Pontious to approve the Sign Permit. Second by Deni Phinney. Motion passed unanimously.

ITEM 7: DESIGN REVIEW / SIGN PERMIT – Epiphyte Studio and Gallery Sign

REPRESENTATIVE: Mark Lucas

ADDRESS: 510 Main Street.....OWNER OF RECORD: Roberto Rabago

ASSESSORS PARCEL NUMBER: 401-06-089.....ZONE: C-1

Applicant requests Design approval for a projecting sign. The Board will review the request for compliance with the Zoning Ordinance and may approve, conditionally approve, or deny the application.

The applicant’s sign was present and the Board complimented the style and design. Mr. Lucas explained that the bottom portion of the sign would read ‘Live Glass Demo’ in copper elongated stencil lettering. The entire assemblage weighs roughly 60 pounds.

Brice Wood made a motion to approve the Sign Permit. Second by Lance Schall. Motion passed unanimously.

ITEM 8: DESIGN REVIEW – Roof Mount PV Solar Array

REPRESENTATIVE: Greg Collins of Verde Solar Power

ADDRESS: 156 North Drive.....OWNER OF RECORD: Nelle Moffit

ASSESSORS PARCEL NUMBER: 401-11-012E.....ZONE: R1-5

Applicant requests Design approval for a 20 panel rooftop grid-tied photovoltaic solar array system. The Board will review the request for compliance with the Zoning Ordinance and may approve, conditionally approve, or deny the application.

Residence was constructed in 2005 and is only visible from, and above, North Drive. In response to questions from the Board, the applicant explained the panels will be clamped onto seams without penetrating the roof. They will be mounted parallel to match the pitch of the roof with the standard 1 ½” gap between the panels and the roof. Lance Schall commented that from a design perspective, mounting as close to the roof as possible and matching the pitch of the roof is preferable. The panels will be black anodized aluminum framed, with bluish polycrystalline cells.

Motion by Lance Schall to approve the application as submitted. Second by Deni Phinney. Motion passed unanimously.

ITEM 9: DESIGN REVIEW – Roof Mount PV Solar Array

REPRESENTATIVE: Greg Collins of Verde Solar Power

ADDRESS: 101 Hill Street.....OWNER OF RECORD: Andrea Prince

ASSESSORS PARCEL NUMBER: 401-07-189.....ZONE: C-1

Applicant requests Design approval for a 36 panel rooftop grid-tied photovoltaic solar array system. The Board will review the request for compliance with the Zoning Ordinance and may approve, conditionally approve, or deny the application.

Board members inquired about the placement of the panels on the roof. The applicant explained that the roof is flat and the panels will lay lower than the parapet. Panels will be placed at a 15 degree angle in attempt to reduce visibility from the street. Panels are the same style as approved at the 156 North Drive application, above, black anodized aluminum frame with bluish tinted cells. An angled aluminum truss system was devised to hold the panels in place without putting holes in the historic roof. Nothing of the original structure will be removed or destroyed in order to install the system.

Motion by Brice Wood to approve the application as submitted. Second by Lance Schall. Motion passed unanimously.

ITEM 10: FUTURE AGENDA ITEMS

The Board directed Staff to place Solar Design Guidelines on the next agenda for discussion.

ITEM 11: Motion to adjourn made by Lance Schall. Second by Deni Phinney. Motion passed unanimously.

The meeting adjourned at 7:25 pm.



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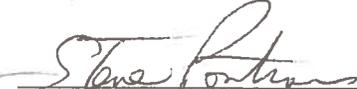
Rebecca Borowski, Planning & Zoning Administrator

Historic Preservation Officer

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Respectfully submitted by Rebecca Borowski on the 14th of April, 2014.

Approved:  _____ Date: 4/14/2014
Design Review Board Chair

Attest:  _____ Date: 4/14/14
Design Review Board Vice-Chair