



Approved 6/12/2025 (CC)

**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
Thursday, June 5, 2025**

**\*SUMMARIZED MEETING MINUTES\***

**PRESENT:** Jan Dubauskas, Vice Mayor / Chair  
Barney Gonzales, Planning Commissioner  
Jeff Brand, Vice Chair, Design Member  
Ali Fakh, Design Member – attended remotely  
David Mason, Development Member  
Ed Peaser, Development Member  
Donna Robinson, Design Member

**ABSENT:** None

**STAFF:** Brad Carr Greg Bloemberg  
Angela Calabresi Jesús Murillo  
Caitlin Clark Chris Zimmer  
Jason McWilliams Jason Katz

**CALL TO ORDER**

Vice Mayor Dubauskas called the meeting of the Development Review Board to order at 1:00 PM.

**ROLL CALL**

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

**PUBLIC COMMENT – NON-AGENDIZED ITEMS**

Public Comment time is reserved for citizens to comment on non-agendized items that are within the Development Review Board's jurisdiction. No official Development Review Board action can be taken on the items.

**STEVE SUTTON – SPOKEN PUBLIC COMMENT REGARDING PUBLIC PARKING GARAGE ON BROWN AVENUE IN OLD TOWN**

**ADMINISTRATIVE REPORT**

1. Identify supplemental information, if any, related to June 5, 2025 Development Review Board agenda items, and other correspondence.

**MINUTES**

\* Note: These are summary minutes only. An audio/video recording of the meeting is available on the Development Review Board website at: [http://scottsdale.granicus.com/ViewPublisher.php?view\\_id=36](http://scottsdale.granicus.com/ViewPublisher.php?view_id=36)

2. Approval of the May 15th, 2025 Development Review Board Meeting Minutes.

**BOARD MEMBER PEASER MOVED TO APPROVE THE MAY 15TH, 2025 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY VICE CHAIR BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR DUBAUSKAS, VICE CHAIR BRAND, BOARD MEMBERS FAKIH, MASON, PEASER, AND ROBINSON WITH A VOTE OF SIX (6) TO ZERO (0), WITH COMMISSIONER GONZALES ABSTAINING.**

### **CONSENT AGENDA**

3. 1-PP-2024 (Kama Preliminary Plat)

Request for approval of a preliminary plat to create six (6) lots, including approval of amended property development standards, for a +/- 9.18-acre property located at APN 216-47-001D, with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning.

Staff Contact is Jesús Murillo, 480-312-7849

Applicant Contact is Eric Gerster, 480-588-7226

**VICE CHAIR BRAND MOVED TO APPROVE CASE 1-PP-2024 ON THE CONSENT AGENDA, 2ND BY BOARD MEMBER PEASER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR DUBAUSKAS, COMMISSIONER GONZALES, VICE CHAIR BRAND, BOARD MEMBERS MASON, PEASER, AND ROBINSON WITH A VOTE OF SIX (6) TO ZERO (0), WITH BOARD MEMBER FAKIH RECUSING.**

4. 11-DR-2024 (Flexjet Pax Terminal / Office / Hangar)

Request for approval of the site plan, landscape plan, and building elevations for a new two-story aircraft terminal, hangar, and office building, with below grade parking, on a +/-1.94-acre site located at 15115 N. Airport Drive, with Industrial Park (I-1) zoning.

Staff Contact is Jesús Murillo, 480-312-7849

Applicant Contact is Jim Larson, 602-955-9929

**ITEM MOVED TO THE REGULAR AGENDA. VICE CHAIR BRAND MOVED TO APPROVE CASE 11-DR-2024, WITH AN ADDITIONAL STIPULATION THAT THE APPLICANT WORK WITH STAFF TO REFINE THE COLOR AND TONE OF THE SECONDARY/ACCENT GRAY COLOR OF THE BUILDING, 2ND BY VICE MAYOR DUBAUSKAS. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR DUBAUSKAS, COMMISSIONER GONZALES, VICE CHAIR BRAND, BOARD MEMBERS FAKIH, MASON, PEASER, AND ROBINSON WITH A VOTE OF SEVEN (7) TO ZERO (0).**

5. 25-DR-2024 (Proposed Office and Ancillary Building)

Request for approval of a +/- 4,400 sq. ft. single story building, consisting of +/-2,800 sq. ft. of office space and +/- 1,600 sq. ft. of storage space, on a +/- 0.34-acre site located at 8650 E. San Alberto, with Commercial Office, Planned Community Development (C-O PCD) zoning.

Staff Contact is Chris Zimmer, 480-312- 2347

Applicant Contact is Marian McKersie, 480- 341-0342

**ITEM MOVED TO THE REGULAR AGENDA. VICE CHAIR BRAND MOVED TO APPROVE CASE 25-DR-2024, WITH AN ADDITIONAL STIPULATION THAT THE APPLICANT UPDATE THE CONSTRUCTION PLANS TO INDICATE THE USE OF A HIGHER QUALITY STUCCO REINFORCEMENT AT THE BASE OF THE BUILDING, 2ND BY BOARD MEMBER PEASER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR DUBAUSKAS, COMMISSIONER GONZALES, VICE CHAIR BRAND, BOARD MEMBERS FAKIH, MASON, PEASER, AND ROBINSON WITH A VOTE OF SEVEN (7) TO ZERO (0).**

6. 36-DR-2024 (Ty Jenkins Hangar)

Request for approval of the site plan, landscape plan, and building elevations for a new aircraft hangar/office building totaling +/- 17,107 square feet of overall building area on a vacant +/-1.2-acre site located at 16061 N. 81st Street, with Industrial Park (I-1) zoning.

Staff Contact is Jason Katz, 480-312-2542

Applicant Contact is Brandon Miller, 602-955-9926

**ITEM MOVED TO THE REGULAR AGENDA. VICE CHAIR BRAND MOVED TO APPROVE CASE 36-DR-2024, WITH AN ADDITIONAL STIPULATION THAT THE APPLICANT WORK WITH STAFF TO REFINE THE COLOR AND TONE OF THE SECONDARY/ACCENT GRAY COLOR OF THE BUILDING AND AN ALTERNATIVE SOFFIT MATERIAL AND/OR COLOR. 2ND BY BOARD MEMBER PEASER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR DUBAUSKAS, COMMISSIONER GONZALES, VICE CHAIR BRAND, BOARD MEMBERS FAKIH, MASON, PEASER, AND ROBINSON WITH A VOTE OF SEVEN (7) TO ZERO (0).**

**REGULAR AGENDA**

7. 37-DR-2024 (4242 N. Scottsdale Rd.)

Request for approval of the site plan, landscape plan, and building elevations for an exterior remodel, new patio dining area, and 657 square foot addition to convert an existing commercial building to a restaurant for a +/- 0.32-acre site located at 4242 N. Scottsdale Road, with Central Business, Downtown Overlay (C-2 DO) zoning.

Staff Contact is Greg Bloemberg, 480-312-4306

Applicant Contact is Ryan Jocque, 310-213-4971

**BOARD MEMBER PEASER MOVED TO APPROVE CASE 37-DR-2024, 2ND BY BOARD MEMBER MASON. THE MOTION PASSED IN FAVOR BY VICE MAYOR DUBAUSKAS, VICE CHAIR BRAND, BOARD MEMBERS FAKIH, MASON, PEASER, AND ROBINSON WITH A VOTE OF SIX (6) TO ONE (1), WITH COMMISSIONER GONZALES DISSENTING.**

**WRITTEN PUBLIC COMMENT**

**LILY DROSOS – SUPPORT FOR APPLICATION**

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 1:54 PM.