SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, September 18th, 2025

DRAFT SUMMARIZED MEETING MINUTES

PRESENT: Adam Kwasman, Councilman / Chair
Michal Ann Joyner, Planning Commissioner
Jeff Brand, Vice Chair / Design Member
David Mason, Development Member
Ed Peaser, Development Member

ABSENT: Ali Fakih, Design Member
Donna Robinson, Design Member

STAFF:

Brad Carr	Greg Bloemberg
Angela Calabrasi	Meredith Tessier
Caitlin Clark	Brontë Ibsen
Jack Kelly	Clayton Hultz

CALL TO ORDER

Councilman Kwasman called the meeting of the Development Review Board to order at 1:02 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.

SPOKEN PUBLIC COMMENT RECEIVED AT HEARING FROM TREVOR KRAUSE AND MAILEN PANKIEWICZ ON NON-AGENDIZED ITEM.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to September 18th, 2025 Development Review Board agenda items, and other correspondence.

* 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

MINUTES

2. Approval of the September 11th, 2025 Development Review Board Meeting Minutes.
   VICE CHAIR BRAND MOVED TO APPROVE THE SEPTEMBER 11TH, 2025 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY COMMISSIONER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMAN KWASMAN, COMMISSIONER JOYNER, VICE CHAIR BRAND, BOARD MEMBERS MASON AND PEASER WITH A VOTE OF FIVE (5) TO ZERO (0).

CONSENT AGENDA

3. 38-DR-2022 (Fairmont Scottsdale Princess Sunset Villas and Bungalows)
   Request for approval of a site plan, building elevations, and landscape plan for nine (9) new structures totaling forty-three (43) hotel units on a +/-0.88-acre portion of the overall +/-60-acre Fairmont Scottsdale Princess Resort located at 7575 E. Princess Drive, with Central Business, Planned Community Development (C-2 PCD) zoning.
   Staff Contact is Brontë Ibsen, 480-312-7321
   Applicant contact is Tim Taylor, 312-658-6038

4. 38-DR-2022#2 (Fairmont Scottsdale Princess Hotel Guest Tower)
   Request for approval of a site plan, building elevations, and landscape plan for a new 4-story guestroom wing consisting of 155 hotel room and underground parking garage on a +/- 66-acre site located at 7501 E. Princess Blvd, with Planned Community District (P-C) zoning with Central Business District (C-2) comparable zoning (C-2 PCD).
   Staff Contact is Meredith Tessier, 480-312-4211
   Applicant Contact is Jordan Rose, 480-505-3939

5. 38-DR-2022#3 (Fairmont Scottsdale Princess Conference Center Expansion)
   Request for approval of a site plan, building elevations, and landscape plan for a new 35,000 square foot conference center expansion on a +/- 43-acre site located at 7501 E. Princess Blvd and APN 215-08-693, with Planned Community District (P-C) zoning with Central Business District (C-2) comparable zoning (C-2 PCD).
   Staff Contact is Meredith Tessier, 480-312-4211
   Applicant Contact is Jordan Rose, 480-505-3939
   ITEMS 3, 4, AND 5 MOVED TO THE REGULAR AGENDA. COUNCILMAN KWASMAN MOVED TO APPROVE CASES 38-DR-2022, 38-DR-2022#2, AND 38-DR-2022#3, 2ND BY BOARD MEMBER PEASER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMAN KWASMAN, COMMISSIONER JOYNER, VICE CHAIR BRAND, BOARD MEMBERS MASON AND PEASER WITH A VOTE OF FIVE (5) TO ZERO (0).

6. 14-DR-2024 (The Adelaide)
   Request for approval of a site plan, building elevations, and landscape plan for four (4) new detached single-family residences on a +/- 9,782 square foot lot located at 6934 E. 2nd Street, with Multiple-family Residential, Downtown Overlay (R-5 DO) zoning.
   Staff Contact is Greg Bloemberg, 480-312-4306
   Applicant contact is Lauren Proper Potter, 480-921-2800
   VICE CHAIR BRAND MOVED TO APPROVE CASE 14-DR-2024 ON THE CONSENT AGENDA, 2ND BY BOARD MEMBER PEASER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMAN KWASMAN, COMMISSIONER JOYNER, VICE CHAIR BRAND, BOARD MEMBERS MASON AND PEASER WITH A VOTE OF FIVE (5) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 1:26 PM.

REQUEST TO SPEAK

1

*Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.*
Public testimony is limited to three (3) minutes per speaker.
Additional time MAY be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (*print*) Trevor Krause MEETING DATE 9/18/25

NAME OF GROUP/ORGANIZATION (*if applicable*) Casa de Amigos HOA

ADDRESS 303 N. Miller Rd ZIP 85257

HOME PHONE _____ WORK PHONE (480) 234-8439

E-MAIL ADDRESS (*optional*) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # _____ ☐ I WISH TO DONATE MY TIME TO _____

☒ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING ~~6~~ 32-DR-2024

**Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.*

This card constitutes a public record under Arizona law.

REQUEST TO SPEAK

2

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NAME (*print*) MAILEN PANKIEWICZ MEETING DATE 9/18/25

NAME OF GROUP/ORGANIZATION (*if applicable*) _____

ADDRESS 303 N. MILLER RD #2019 ZIP 8525

HOME PHONE 414-731-7455 WORK PHONE _____

E-MAIL ADDRESS *(optional)* _____

☐ I WISH TO SPEAK ON AGENDA ITEM # _____ ☐ I WISH TO DONATE MY TIME TO _____

☑ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING 32-DR-2024

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