

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

April 21, 2022 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Dennis Bash, called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on April 21, 2022.

A. ROLL CALL

In attendance was Chair Dennis Bash, Vice Chair Kevin Sartor, Commissioner Dennis Smith, Commissioner Ken Chapman, Commissioner Mitchell Rosenbaum, Commissioner Jared Holland and Commissioner Matthew Keating.

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Jason Moquin, Planning Manager; Trever Fleetham, Current Planner and Tierney Farago, Acting Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

Community Development Director Boyd discussed the Council approved Zone Text Amendment amending the review and decision-making body for Site Plans and Preliminary Plats and future ways to communicate approval and update to the commission.

CALL TO THE PUBLIC:

Chair Bash opened the call to the public to discuss any items not listed on the agenda.

Hearing no requests, Chair Bash closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the April 7, 2022, Planning and Zoning Commission Minutes.

Commissioner Sartor made a motion to approve the April 7, 2022, Planning and Zoning Minutes as presented. Commissioner Rosenbaum seconded the motion. Commissioner Keating abstained. Motion passed with six (6) votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

None.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 3 – Consideration and action regarding the Site Plan for LIV Surprise. Case FS21-882.

Trever Fleetham presented item 2 to the Commission.

The Commission discussed the following:

- Traffic on Peoria

Commissioner Holland made a motion to approve the Site Plan for LIV Surprise subject to stipulations “a” through “f” as outlined in the staff report. Vice-Chair Sartor seconded the motion. Motion passed with seven (7) votes in favor.

Item 3 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Marisol Ranch” dated February 16, 2022, a property generally located south of the Dove Valley Road alignment, north of the Lone Mountain Road alignment, and east of the 163rd Avenue alignment. Case FS20-256.

Trever Fleetham presented item 3 to the Commission.

The Commission discussed the following:

- Future improvements for water and sewer
- Walking trails
- Traffic concerns

Vice-Chair Sartor made a motion to recommend approval of the Preliminary Plat entitled “Preliminary Plat for Marisol Ranch” subject to stipulations “a” through “f” as outlined in the staff report. Commissioner Keating seconded the motion. Motion passed with seven (7) votes in favor.

Item 4 – District 5 – Presentation and discussion with members of the Planning and Zoning Commission as it pertains to property within the Surprise Center Development Company (SCDC) PAD.

Scott Phillips, Surprise Center Development Company (SCDC), presented item 4 to the Commission and requested feedback from the Commissioners.

The Commission discussed the following:

- Walking trails for the City Center
- Maximum living units
- Future water features
- Upcoming commercial development

Presentation and discussion only, no action required.

OTHER BUSINESS:

Item 3 – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

Hearing no further business, Chair Bash called for a motion to adjourn. Commissioner Rosenbaum made a motion to adjourn, Commissioner Smith seconded the motion. All voted in favor.

Meeting adjourned at 7:00 p.m.

Dennis M. Bash
Planning and Zoning Commission Chair

The foregoing instrument is a full, true, and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Tierney Farago, Acting Commission Secretary

DATE: _____