

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

April 07, 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 07, 2022.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Director of Community Development; Trever Fleetham, Current Planner; Chris Sexton, Current Planner; Ashley Labhart, Business Analyst; Donna Bunch, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

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.

Chair Bash asked two items on the regular agenda be reordered and advised the Public Hearing item 2 be heard by the Commission as the last regular agenda item.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the March 17, 2022, Planning and Zoning Commission Minutes.

Commissioner Sartor made a motion to approve the March 17, 2022, Planning and Zoning Minutes as presented. Commissioner Smith seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 2 – District 6 – Consideration and action regarding the Site Plan for Etico Construction Group. Case FS21-031.

Chris Sexton presented item 2 to the Commission.

Vice-Chair Sartor made a motion to approve the Site Plan for Etico Construction Group subject to stipulations 'a' through 'e'. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 3 – Citywide – Consideration and action regarding a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to amend the approval processes for Site Plans and Preliminary Plats. Case FS22-0300.

Trever Fleetham presented item 3 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

At the request of Chair Bash, Commissioner Keating's written comments were read aloud into the record.

The Commission discussed the following:

- Time and cost savings for the city and developers
- Certainty for the developers
- Commission representation and advocacy for residents
- Public perception
- Accountability
- Citizen participation and opportunity for reviews
- Upcoming Community Development software upgrade
- Professionalism and process improvement
- Decreased process visibility
- Notifications and project updates

Commissioner Smith made a motion to recommend denial of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance to amend the approval processes for Site Plans and Preliminary Plats. Commissioner Chapman seconded the motion. Motion passed with 4 votes in favor of recommending denial. Commissioner Holland and Vice-Chair Sartor voted against.

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 6:49 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:

Donna Bunch, Commission Secretary

DATE:
