

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

February 17, 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 February 17, 2022.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Director of Community Development; Jason Moquin, Planning Manager; Chris Sexton, Current Planner; Trever Fleetham, Current Planner; Donna Bunch, Administrative Specialist Senior and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd notified the Commission, the information requested at the previous Planning and Zoning meeting was being prepared by Community Development staff, with the anticipation to bring the data requested back to the Commission at an upcoming meeting. Additionally, Mr. Boyd advised the Commission keep themselves apprised of current legislation activity, as well as notified the Commission they can anticipate an update at the first Planning and Zoning meeting in April 2022, on speed of bringing projects to market in an effort to follow-up on the item which was presented to Mayor and Council for discussion on February 15, 2022.

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.

William and Autumn McDonald – Surprise, AZ – Conveyed their concerns with current housing, crime, and apartments in the Surprise Farms South Planned Development (PAD). (*Comment received via Planning and Zoning Comments email; read into the record by the Planning and Zoning Commission Secretary.*)

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action approving the January 20, 2022, Planning and Zoning Commission Minutes.

Commissioner Chapman made a motion to approve the January 20, 2022, Planning and Zoning Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 6 – Presentation and action pertaining to the Conditional Use Permit and Site Plan Amendment entitled “CUP & Site Plan Amendment for Litchfield Self Storage Facility”, dated October 8, 2021, located on the northwest corner of Sweetwater Avenue and Litchfield Road. Case FS21-484.

Chris Sexton, presented item 2 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

CJ Rogers, Director of Design with Insite Property Group, was present and provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Hours of operation
- Market driven demand
- Impacts of requested amendments

Vice Chair Sartor made a motion to approve the Conditional Use Permit and Site Plan Amendment entitled “CUP & Site Plan Amendment for Litchfield Self Storage Facility”, dated October 8, 2021, subject to stipulations “a” through “e” as memorialized in the staff report. Commissioner Keating seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 3 – District 3 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat Estia at Zanjero Trails” dated December 16, 2021, a property generally located at the southwest corner of Cactus Road and Perryville Road. Case FS21-511.

Trever Fleetham, presented item 3 to the Commission.

Owner/Applicant Mike Aiello, was present and provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Building height/number of stories

Commissioner Keating made a motion to recommend approval of the Preliminary Plat entitled “Preliminary Plat Estia at Zanjero Trails” to the City Council subject to stipulations “a” through “d” as outlined in the staff report.

Commissioner Holland seconded the motion. Motion passed with 7 votes in favor.

OTHER BUSINESS:

Item 4 – 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 Chapman seconded the motion. All voted in favor.

Meeting adjourned at 6:18 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: _____
Ashley Labhart, Commission Secretary

DATE: _____