

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 2, 2021 / 6:00 PM

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

CALL TO ORDER.

Vice Chair Kevin Sartor 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 September 2, 2021.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Director of Community Development; Robert Kuhfuss, Current Planner; Sergio Angulo, Current Planner; Trever Fleetham, Current Planner and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd provided the Commission with an update regarding the selection of a candidate to fill the vacancy on the Commission.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

Nicholas Connaghor – Surprise, AZ – Spoke of the need for more recreation and suggested the City consider additional recreational opportunities and ensure they are in safe locations within the City.

Quintus Schulzke – Surprise, AZ – Provided an update regarding a proposed high-density housing project based off his recent interaction with project representatives.

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the August 19, 2021 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the August 19, 2021, Planning and Zoning Commission Minutes as presented.

Commissioner Rosenbaum seconded the motion. Motion passes with 4 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 1 - Consideration and action to recommend approval or disapproval of a Comprehensive Sign Program for The Marketplace at Asante, located on the northwest corner of 163rd Avenue and Pat Tillman Boulevard. Case FS21- 391.

Sergio Angulo, Current Planner, presented item 2 to the Commission.

Vice Chair Sartor opened the public hearing.

Hearing no requests, Vice Chair Sartor closed the public hearing.

Andy Gibson of Bootz and Duke Sign Company provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Requested enhancements
- Standards established
- Development of standards

Commissioner Rosenbaum made a motion to recommend approval of the Comprehensive Sign Program for The Marketplace at Asante, located on the northwest corner of 163rd Avenue and Pat Tillman Boulevard, subject to stipulations 'A' and 'B'.

Commissioner Smith seconded the motion. Motion passes with 4 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 3 – District 6 - Consideration and action regarding a proposed Site Plan to allow a new office and warehouse facility on Lot 3 and 4 of Skyway Business Park II, generally located south of Cactus Road and west of Dysart Road. Case FS20-438

Lloyd Abrams, Assistant Director of Community Development, presented item 3 to the Commission.

Commissioner Chapman made a motion to approve the Site Plan for Skyway Commons Phase II Building D, generally located south of Cactus Road and west of Dysart Road, subject to stipulations 'A' through 'F'.

Commissioner Smith seconded the motion. Motion passes with 4 votes in favor.

ITEM: 4 – District 5 - Consideration and action to approve or disapprove a proposed Site Plan for Springs at Surprise Apartments, generally located between Bell Road, Young Street, Bullard Avenue, and Stadium Way in the Orchards PAD. Case FS20-808

Robert Kuhfuss, Current Planner, presented item 4 to the Commission.

The Commission discussed the following:

- Acreage remaining for future development
- Parking
- Access
- Architectural design

Commissioner Rosenbaum made a motion to approve the Site Plan for Springs at Surprise Apartments, generally located between Bell Road, Young Street, Bullard Avenue, and Stadium Way, subject to stipulations ‘A’ through ‘I’ as outlined in the staff report.
Commissioner Smith seconded the motion. Motion passes with 4 votes in favor.

ITEM: 5 – District 6 - Consideration and action regarding the Site Plan for U- Haul Moving and Storage of Surprise. Case FS20-074

Trever Fleetham, Current Planner, presented item 5 to the Commission.

Commissioner Smith made a motion to approve the Site Plan for U-Haul Moving and Storage of Surprise subject to stipulations ‘A’ through ‘F’ as outlined in the staff report.
Commissioner Rosenbaum seconded the motion. Motion passes with 4 votes in favor.

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

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

Meeting adjourned at 6:35 P.M.

Kevin Sartor
Planning and Zoning Commission Vice 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: _____

