

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**August 19, 2021 / 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 August 19, 2021.

**A. ROLL CALL**

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

**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; Shirley Phan, Current Planner; Tierney Farago, Administrative Specialist and Ashley Labhart, Planning and Zoning Secretary.

**COUNCIL MEMBERS PRESENT:**

Vice Mayor Duffy.

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

Mr. Boyd provided the Commission with an update regarding the current Commission vacancy, as well as notified the Commission of department related staffing changes.

**D. STAFF REPORT**

None.

**CALL TO THE PUBLIC:**

Chair Dennis 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 August 5, 2021 Planning and Zoning Commission Minutes.**

Commissioner Smith made a motion to approve the August 5, 2021, Planning and Zoning Commission Minutes as presented.

Commissioner Chapman seconded the motion. Motion passes with 6 votes in favor.

## **REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:**

### **ITEM: 2 – District 3 - Consideration and action to recommend approval or disapproval of a Major PAD Amendment for Truman Ranch aka The Promenade aka Waddell Crossing. Case FS20-829**

Robert Kuhfuss, Current Planner, advised the Commission the applicant had requested to continue item 2 indefinitely.

Commissioner Smith made a motion to continue Case No. FS20-829, Major PAD Amendment, Truman Ranch aka The Promenade aka Waddell Crossing to a future date to be determined. Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

### **ITEM: 3 – District 1 - Consideration and action to recommend approval or disapproval of a request to rezone approximately 187 acres from Rural Residential (RR) and Planned Area Development (PAD) to Residential Low Density with a Planned Unit Development Overlay (RL-5 PUD), generally located south of Dynamite Boulevard and east of 163rd Avenue. Case FS20-225.**

Sergio Angulo, Current Planner, presented item 3 to the Commission.

Andrew Yancey of Bergin, Frakes, Smalley & Oberholtzer, PLLC provided feedback and information in response to questions and comments received.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- PUD process
- LDO and SUDC
- Standards and exceptions
- Road improvements

Commissioner Keating made a motion to recommend approval of the Zone Change of approximately 187 acres from Rural Residential (RR) and Planned Area Development (PAD) to Residential Low Density with a Planned Unit Development Overlay (RL-5 PUD), subject to stipulations 'a' and 'b' as memorialized in the staff report.

Commissioner Sartor seconded the motion. Chair Bash, Commissioner Chapman and Commissioner Smith voted against. Motion deemed unsuccessful due to tied vote.

### **ITEM: 4 – District 4 - Consideration and action to approve or disapprove a Conditional Use Permit with Site Plan for a new Auto Repair Facility entitled “AAA Auto Building & Site**

**Improvements”, date received April 22, 2021, located east of the northeast corner of Dysart Road and Bell Road. Case FS21-064.**

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

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Bay openings
- Noise to neighboring property

Commissioner Rosenbaum made a motion to approve the Conditional Use Permit for a new Auto Repair Facility, and Site Plan entitled “AAA Auto Building & Site Improvements”, date received April 22, 2021, subject to stipulations “a” through “e” as identified in the staff report.

Commissioner Smith seconded the motion. Motion passes with 6 votes in favor.

**REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:**

**ITEM: 5 – District 1 - Consideration and action to approve or disapprove the Site Plat entitled “Christ’s Church of the Valley,” generally located at the northeast corner of 163rd Avenue and Pinnacle Peak Road. Case FS20-557**

Robert Kuhfuss, Current Planner, presented item 5 to the Commission.

Paul Worden of Merchant Design Group provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Lighting
- Traffic control
- Off-duty police officer parameters
- In-lieu fees
- Traffic light warrants
- Field location

Commissioner Sartor made a motion to disapprove the Site Plan Site Plat entitled “Christ’s Church of the Valley”. Motion failed without a second motion.

Commissioner Smith made a motion to approve the Site Plan Site Plat entitled “Christ’s Church of the Valley,” subject to stipulations “a” through “e”.

Commissioner Rosenbaum seconded the motion. Commissioner Sartor voted against. Motion passes with 5 votes in favor.

**ITEM: 6 – District 5 - Consideration and action on the Site Plan for a 65-foot monobroadleaf for T-Mobile Wireless on a vacant lot towards the south of the existing Goodwill Donation Center in the Surprise Retail Pavilion shopping center, located generally north of Mountain View Boulevard and east of Parkview Place. Case FS21-340**

Shirley Phan, Current Planner, presented item 6 to the Commission.

Cecelia Smith – Surprise, AZ – Conveyed concerns of RF radiation and studies regarding the possible environmental and health related impacts.

Commissioner Smith made a motion to approve the Site Plan for a 65-foot monobroadleaf for T-Mobile Wireless on a vacant lot towards the south of the existing Goodwill Donation Center in the Surprise Retail Pavilion shopping center, located generally north of Mountain View Boulevard and east of Parkview Place.

Chair Bash seconded the motion. Motion passes with 6 votes in favor.

**ITEM: 7 – District 4 - Consideration and action to approve or disapprove a Site Plan Amendment for U-Haul at Grand Avenue. Case FS20-478**

Robert Kuhfuss, Current Planner, presented item 7 to the Commission.

The Commission discussed the following:

- Traffic improvements

Commissioner Chapman made a motion to approve the proposed site plan subject to stipulations “a” through “c” as memorialized in the staff report.

Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

**OTHER BUSINESS:**

**Item G – Other Business and Future Agenda Items.**

Chair Bash announced his planned absence for the September 2, 2021 Planning and Zoning Commission meeting.

**ADJOURNMENT:**

Hearing no further business, Chair Bash 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 7:01 P.M.

\_\_\_\_\_  
Dennis 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: \_\_\_\_\_