

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

May 20, 2021 / 6:00 PM

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

CALL TO ORDER.

Vice Chair Matthew Keating 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 May 20, 2021.

A. ROLL CALL

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

STAFF PRESENT:

Robert Wingo, City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Director of Community Development; Kristin Tytler, Assistant Director – City Engineer; Robert Kuhfuss, Current Planning Supervisor; Sergio Angulo, Current Planner; Trever Fleetham, Current Planner; Tierney Farago Administrative Specialist and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd announced Community Development staffing changes.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

Patrick and Debbie Smith – Surprise, AZ - Expressed their opposition pertaining to the upcoming review of a PAD modification on the corner of Waddell & Cotton Lane

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the May 6, 2021 Planning and Zoning Commission Minutes.

Vice Chair Keating made a motion to approve the May 6, 2021, Planning and Zoning Commission Minutes as presented.

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

Item 2 – Internal – Consideration and action to approve or disapprove the May 6, 2021 Planning and Zoning Executive Session Minutes.

Vice Chair Keating made a motion to approve the May 6, 2021, Planning and Zoning Executive Session Minutes as presented.

Commissioner Smith seconded the motion. Commissioner Krous abstained. Motion passes with 5 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 3 – District 6 - Consideration and action to approve or disapprove a Conditional Use Permit with Site Plan for a new Automobile Washing Establishment entitled “3 Minute Express Car Wash” located west of the southwest corner of Waddell Road and Litchfield Road. Case FS20-762.

Sergio Angulo, Current Planner, advised per the applicant's request, item 3 be continued to the July 15, 2021 Planning and Zoning Commission meeting.

Vice Chair Keating made a motion to continue the request for a Conditional Use Permit for a new Automobile Washing Establishment, and Site Plan entitled “3 Minute Express Car Wash”, to the July 15, 2021 Planning and Zoning Commission meeting.

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

Because this item was not heard by the Commission, Vice Chair Keating did not open the public hearing.

ITEM: 4 – District 1 - Consideration and action to approve or disapprove a Conditional Use Permit for a Vehicle Fueling Station, Drive-Through Facility, and Site Plan for Fry's Asante Retail Center. Case FS20-712.

Sergio Angulo, Current Planner, presented item 4 to Commission.

Vice Chair Keating opened the public hearing.

Lisa Everett – Surprise, AZ - Expressed support of the proposed facility in the area due to neighborhood need, and spoke on resulting employment opportunities

Patti Marsh – Surprise, AZ – Expressed support of a facility in the area only after traffic improvement measures were in place and spoke of traffic concerns

Jose Camacho-Ramos – Surprise, AZ – Inquired about enhanced law enforcement in the area should the proposed facility be approved

Adam Szilagyi – Surprise, AZ – Expressed concern with traffic impacts on the existing roadway infrastructure in the area

Mark Graham – Surprise, AZ – Expressed concern with traffic and the proposed access points in and out of the facility, and also inquired about covered parking with solar panels

Vice Chair Keating, on behalf of the Commission, acknowledged receipt and review of written comments received from the public pertaining to the project and advised they were to be added to the case record.

Hearing no additional comments, Vice Chair Keating closed the public hearing.

Kristin Tytler, City Engineer, responded to questions and concerns with regard to traffic management and roadway infrastructure.

Ali Fakih, PhD, PE of SEG provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Traffic criteria and warrants
- Traffic research
- Proposed opening date of facility
- Frequency of traffic review performed by the City
- Avenue for customer/citizen feedback as it pertains to roadway/traffic activity
- Existing and proposed roadway infrastructure
- ADOT collaboration
- Parking canopy
- Law enforcement

Commissioner Smith made a motion to approve the Conditional Use Permit for a Vehicle Fueling Station, Drive-Through Facility, and Site Plan entitled “Site Plan Asante Retail Center” subject to stipulations “a” through “e” as memorialized in the staff report.

Commissioner Rosenbaum seconded the motion. Vice Chair Keating voted against. Motion passes with 5 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 5 – District 1 - Presentation and action pertaining to the Preliminary Plat for Desert Oasis (Lancer Parcel-Phase 1, Tracts A and R), generally located on the northeast and southeast corners of 176th Avenue and Straight Arrow Lane. Case FS20-826.

Sergio Angulo, Current Planner, presented item 5 to Commission.

The Commission discussed the following:

- Zoning

Commissioner Rosenbaum made a motion to recommend approval of the Preliminary Plat entitled “Desert Oasis”, dated February 22, 2021, subject to stipulations “a” through “d” as memorialized in the staff report.

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

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

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

Meeting adjourned at 6:58 P.M.

Matthew Keating
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: _____