

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

May 6, 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 May 6, 2021.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Mike Gent, Deputy City Manager; Lloyd Abrams, Assistant Director of Community Development; Robert Kuhfuss, Current Planning Supervisor; Sergio Angulo, Current Planner; Shirley Phan, Current Planner and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

Vice Mayor Duffy

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.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the April 15, 2021 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the April 15, 2021, Planning and Zoning Commission Minutes as presented.

Commissioner Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

Item 2 – Internal – Consideration and action to approve or disapprove the April 15, 2021 Planning and Zoning Executive Session Minutes.

Commissioner Sartor made a motion to approve the April 15, 2021, Planning and Zoning Executive Session Minutes as presented.

Vice Chair Keating seconded the motion. Commissioner Krous abstained. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 3 – District 3 - Consideration and action to approve or disapprove a Conditional Use Permit to allow a new automotive washing establishment, generally located south of Greenway Road and west of Cotton Lane, Case FS20- 643.

Robert Kuhfuss, Current Planning Supervisor, presented item 3 to Commission.

Chair Bash opened the public hearing.

Chair Bash, 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.

Andy Cepon – Surprise, AZ - Expressed concern with potential noise, light pollution, water, and trash with regard to the proposed CUP

Hearing no additional comments, Chair Bash closed the public hearing.

Dallas Hakes of LoneStar Builders provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Sound
- Location

Commissioner Smith made a motion to disapprove the Conditional Use Permit for Quick Quack Car Wash at Sierra Montana because of noise concerns.

Commissioner Chapman seconded the motion. Motion passes with 7 votes in favor.

ITEM: 4 – District 6 - Consideration and action to approve or disapprove a Conditional Use Permit for a new Self-Storage Facility and Site Plan, entitled “Site Plan for Litchfield Self Storage”, date received March 10, 2021, located on the northwest corner of Sweetwater Avenue and Litchfield Road. Case FS20-609.

Commissioner Krous recused himself and did not participate in or vote upon this agenda item.

Chair Bash called for an Executive Session at 6:22 P.M.

Commissioner Chapman seconded the motion. All voted in favor.

Chair Bash made a motion to adjourn from Executive Session and resume the regular meeting.

Commissioner Smith seconded the motion.

The Planning & Zoning regular meeting reconvened at 6:31 P.M.

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

Chair Bash opened the public hearing.

Chair Bash, 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, Chair Bash closed the public hearing.

Michael Buschbacher of Hunter Engineering provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Wall height
- RV dump station and odor mitigation

Vice Chair Keating made a motion to approve the Conditional Use Permit for a new Self-Storage Facility, and Site Plan entitled "Site Plan for Litchfield Self Storage", date received March 10, 2021, subject to stipulations "A" through "F" as memorialized in the staff report. Chair Bash seconded the motion. Motion passes with 6 votes in favor.

ITEM: 5 – District 4 - Consideration and action to approve or disapprove a Conditional Use Permit for a Recreational Vehicle Storage Facility, and Site Plan, entitled "Wanderland RV Storage", dated March 4, 2021, generally located north of Bell Road and east of Dysart Road. Case FS20-755.

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

Chair Bash opened the public hearing.

Abel Morales – Sun City West, AZ – Questions regarding possible odor emitting from RV dump station and the proposed landscaping

Hearing no additional comments, Chair Bash closed the public hearing.

Axel Anderson of Vintage Group provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Location

Commissioner Rosenbaum made a motion to approve the Conditional Use Permit for a Recreational Vehicle Storage Facility, and Site Plan entitled "Wanderland RV Storage", dated March 4, 2021, subject to stipulations "A" through "E" as memorialized in the staff report. Commissioner Krous seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 6 – District 6 - Consideration and action to approve or disapprove a Site Plan for a new office and warehouse facility on Lot 5 of Skyway Business Park II, generally located south of Cactus Road and west of Dysart Road. Case FS19-413.

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

Commissioner Chapman made a motion to approve the Site Plan for Skyway Commons Phase II Building C, subject to stipulations “A” through “E”.

Commissioner Smith seconded the motion. Motion passes with 7 votes in favor.

ITEM: 7 – District 3 - Consideration and action to approve or disapprove a Site Plan entitled “Zanjero Trails Commercial,” generally located at the northwest corner of Perryville Road and Peoria Avenue. Case FS20-669.

Robert Kuhfuss, Current Planning Supervisor, presented item 7 to Commission.

Chair Bash acknowledged there were members present from the public wishing to offer comment which would be heard even though the agenda item did not require a public hearing.

Chair Bash opened the opportunity for public comments.

Chair Bash, 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.

Ruth Bavin – Surprise, AZ – Conveyed opposition for the proposed site plan, offered comments on demographics related to the proposed business in the area

Lynne Suidinski – Surprise, AZ – Conveyed opposition for the proposed site plan and offered comments regarding crime concerns, traffic impacts, the proximity to the nearby school and alternate development options

Marcie Shorts – Surprise, AZ – Conveyed opposition for the proposed site plan and offered comments regarding the proposed business and concerns of fit with the existing community, effects on traffic in the area and alternate commercial development options

Tony Zaffuto – Surprise, AZ – Conveyed opposition for the proposed site plan and offered comments regarding crime concerns as a result of the demographic believed to be associated with this type of retail and the proximity to a school

Hearing no additional requests, Chair Bash closed the public comment opportunity.

Ben Millick of SimonCRE provided feedback and information in response to questions and comments received, as well as offered a short presentation to the Commission.

The Commission discussed the following:

- Crime concerns
- Proposed store products
- Exterior building materials
- Number of stores currently in Arizona
- Location selection
- Loitering and mitigation

- Future development in the surrounding area
- Access points
- Stigma

Vice Chair Keating made a motion to approve the Site Plan entitled, “Zanjero Trails Commercial” for a property generally located at the northwest corner of Perryville Road and Peoria Avenue, subject to stipulations “a” through “d”.

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

ITEM: 8 – District 6 - Consideration and action to approve or disapprove a Site Plan to allow a new office and warehouse facility, generally located north of Rioglass Road and west of 132nd Avenue, Case FS20-710.

Shirley Phan, Current Planner, presented item 8 to Commission.

Commissioner Smith made a motion to approve the Site Plan for Rio Glass & 132nd Avenue, subject to stipulations “A” through “E”.

Commissioner Rosenbaum and Commissioner Krous seconded the motion. Motion passes with 7 votes in favor.

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

Chair Bash announced he will be absent for the May 20, 2021 Planning and Zoning Meeting.

ADJOURNMENT:

Hearing no further business, Chair Bash made a motion to adjourn. Commissioner Rosenbaum seconded the motion. All voted in favor.

Meeting adjourned at 7:41 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: _____