

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

March 18, 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 March 18, 2021.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Robert Kuhfuss, Current Planning Supervisor; Joshua Mike, Long Range 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 asked that going forward, when Commissioners send notifications regarding planned absence or recusals as it pertains to the Planning and Zoning Commission, all appropriate City staff, as well as the Commission Chair, shall be included to ensure all appropriate individuals are made aware.

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.

The following individuals provided comment by phone:

Jane Peiffer – Surprise, AZ - Expressed concern and offered comments on annexations with regard to the Enclave projects

Michelle Brown – Surprise, AZ - Expressed concern and offered comments on annexations with regard to the Enclave projects

Hearing no further comments, Chair Bash closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action pertaining to approval or disapproval of the February 4, 2021 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the February 4, 2021, Planning and Zoning Commission Minutes as presented.

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

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 1 - Consideration and action to approve or disapprove the rezoning of 4.98 acres from Residential Ranch (RR) to Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD), amending development standards, and limiting residential density to 4.01 dwelling units per acre for Enclave II at Paloma Creek, Case FS20-718.

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

Robert Kuhfuss, Current Planning Supervisor, recommended this item be continued indefinitely to allow the applicant time to provide appropriate notice for the project before proceeding.

Due to the fact this item was continued indefinitely and not heard by the Commission, Chair Bash did not open the public hearing.

Chair Bash made a motion to continue the item, Enclave II at Paloma Creek Rezone.
Commissioner Sartor seconded the motion. Motion passes with 5 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 3 – District 3 - Consideration and action to approve or disapprove a preliminary plat for "Fulton Homes at Prasada," Case FS20-363.

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

Joshua Mike, Long Range Planner, presented item 3 to the Commission.

Chris Webb, Director of Land Development Solutions Group, was available on the phone line to address any questions or comments posed by the Commissioners.

The Commission discussed the following:

- Pool
- Amenities
- Drainage channel – maintenance responsibility
- Traffic signal
- Driveway lengths

Commissioner Sartor made a motion to recommend approval of the preliminary plat entitled "Preliminary Plat for Fulton Homes at Prasada" subject to stipulations "a" through "c" as memorialized in the staff report.

Vice Chair Keating seconded the motion. Commissioner Rosenbaum who was participating remotely did not vote on this item due to technical difficulty. Motion passes with 4 votes in favor.

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

Hearing no further business, Chair Bash requested a motion to adjourn. Commissioner Smith made a motion to adjourn, all Commissioners except Commissioner Rosenbaum voted in favor of adjournment.

Meeting adjourned at 6:28 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: _____