

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

January 7, 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 January 7, 2021.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Lloyd Abrams, Assistant Community Development Director; Hobart Wingard, Current Planner; Shirley Phan, Current Planner; Nicole Isfan, Administrative Specialist and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Abrams notified the Commissioners the January 21, 2021 Planning and Zoning Commission Meeting will be canceled due to no items on the agenda.

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 comments, Chair Bash closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action pertaining to approval or disapproval of the December 17, 2020 Planning and Zoning Commission Minutes.

Commissioner Sartor made a motion to approve the December 17, 2020, Planning and Zoning Commission Minutes as presented.

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

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 5 - Consideration and action to approve or disapprove a Conditional Use Permit to allow a new Animal Hospital, generally located north of Bell Road and east of Litchfield Road. (Case FS20-020)

Shirley Phan, Current Planner, presented item 2 to the Commission.

Brian Johns and Gabriel Torres of Associated Architects and Daniel Moezzi, DVM, Owner of Urgent Petcare, were on the conference line and available to provide feedback if necessary as it pertained to the project.

Chair Bash opened the public hearing.

Hearing no comments, Chair Bash closed the public hearing.

The Commission discussed the following:

- Hours of operation
- Land use and location
- Landscaping maintenance
- Community need for facility

Commissioner Smith made a motion approve the Conditional Use Permit to allow a new Animal Hospital, generally located north of Bell Road and east of Litchfield Road, subject to stipulations “A” through “E”.

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

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 3 – District 6 - Consideration and action to approve or disapprove a Site Plan for Ancona at Surprise Pointe 33, generally located on the northwest corner of Dysart Road and Sweetwater Avenue subject to Conditions “a” through “d.” (Case FS20-159)

Hobart Wingard, Current Planner, presented item 3 to the Commission.

Andrew Yancey, Attorney for Bergin, Frakes, Smalley & Oberholtzer, PLLC, was on the conference line and available to provide feedback if necessary as it pertained to the project.

The Commission discussed the following:

- Commercial building development

Commissioner Sartor made a motion to approve a Site Plan for Ancona at Surprise Pointe 33, generally on the northwest corner of Dysart Road and Sweetwater Avenue subject to Conditions “a” through “d.”

Commissioner Chapman seconded the motion. Motion passes with 7 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. Chair Bash seconded the motion.

Meeting adjourned at 6:14 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: _____