

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

November 19, 2020 / 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 November 19, 2020.

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; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Hobart Wingard, Current Planner; Joshua Mike, Long Range Planner and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Director Boyd conveyed that in an effort to protect public health amidst the rising case numbers of COVID-19, as of December 1, 2020, meetings at City Hall will reclose to in-person public participation until further notice. There will still be the option for virtual meeting participation during this time.

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.

Following the call to the public, Chair Bash announced that he wished to switch item two and three on the agenda. The updated order in which the agenda items were heard is reflected in the minutes below.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action pertaining to approval or disapproval of the November 5, 2020 Planning and Zoning Commission Minutes.

Vice Chair Keating made a motion to approve the November 5, 2020, Planning and Zoning Commission Minutes as presented.

Commissioner Chapman seconded the motion. Chair Bash abstained from the vote. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 6 - Consideration and action pertaining to the approval of a Major Site Plan Amendment for CRI Canopy Addition, generally located west of the northwest corner of Peoria Avenue and Solar Canyon Way. (Case FS20-530)

Hobart Wingard, Current Planner, presented item 2 to the Commission.

Commissioner Rosenbaum made a motion to approve a Major Site Plan Amendment for CRI Canopy Addition, generally located 350 feet west of the northwest corner of Peoria Avenue and Solar Canyon Way subject to stipulations “A” through “C”.

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

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 3 – Citywide - Presentation and action pertaining to the adoption of the Land Development Ordinances that will replace Chapters 101-122 of the Surprise Municipal Code, which includes the Surprise Unified Development Code.

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

Chair Bash opened the public hearing.

Marcus Neal, Resident, shared his concern about zone changes that may affect existing rural residential areas such as his own.

Jackson Moll, Vice President of Municipal Affairs for the Home Builders Association of Central Arizona, was present and provided input and feedback from a stakeholder perspective regarding the topic.

Andrew Yancey, Attorney with Bergin, Frakes, Smalley & Oberholtzer, PLLC, and was on the phone line and granted the opportunity by Chair Bash to provide input and feedback from a stakeholder perspective regarding the topic.

Michael Maerowitz, Attorney with Gammage and Burnham Law Firm, was on the phone line and granted the opportunity by Chair Bash to provide input and feedback from a stakeholder perspective regarding the topic.

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

The Commission discussed the following:

- Gated and master-planned communities
- Open space access
- Setbacks
- Amenity requirements
- Lot product and diversity options
- Half street and full street construction allowances
- Urban transit
- Builders
- Demand driven market prices
- City development
- Zoning process for State land

Chair Bash made a motion to recommend approval of the Land Development Ordinances and Planning and Engineering Design Standards to include alternative language 2-9 as discussed. Commissioner Smith 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 made a motion to adjourn. Commissioner Rosenbaum seconded the motion.

Meeting adjourned at 8:03 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: _____