

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

November 5, 2020 / 6:00 PM

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

CALL TO ORDER.

Vice Chair 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 November 5, 2020.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Robert Kuhfuss, Current Planning Supervisor; Sergio Angulo, 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 had nothing to report.

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.

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action pertaining to approval or disapproval of the October 15, 2020 Planning and Zoning Commission Minutes.

Commissioner Sartor made a motion to approve the October 15, 2020, Planning and Zoning Commission Minutes as presented.

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

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 1 - Consideration and action regarding the approval or disapproval of a rezone 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 at Paloma Creek, Case FS20-421.

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

Robert Kuhfuss, Current Planning Supervisor, presented item 2 to the Commission.

Vice Chair Keating opened the public hearing.

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

The Commission discussed the following:

- Setbacks

Commissioner Rosenbaum made a motion to recommend approval of the Enclave at Paloma Creek rezone subject to stipulations “a” through “c”.

Vice Chair Keating 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 regarding the approval or disapproval of the Preliminary Plat entitled “Revised Preliminary Plat for Unit Q - Phase 2 - Toll at Prasada”, Case FS20-259

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

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

Aaron Insko, Director of Land Development for Toll Brothers, was available on the phone line to address any questions or comments posed by the Commissioners.

The Commission discussed the following:

- Solid Waste/Trash collection

Commissioner Chapman made a motion to recommend approval of the Preliminary Plat entitled “Revised Preliminary Plat for Unit Q - Phase 2 - Toll at Prasada”, subject to stipulations “a” through “c”.

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

ITEM: 4 – District 1 - Consideration and action pertaining to approval of the Site Plan entitled “Fulton Homes Escalante – Park Phase 1A” received August 28, 2020 located north of Asante Boulevard and west of 158th Drive, Case FS19-562

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

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

The Commission discussed the following:

- Community park amenities

Commissioner Smith made a motion to approve the Site Plan entitled “Fulton Homes Escalante – Park Phase 1A” received August 28, 2020 located north of Asante Boulevard and west of 158th Drive (Case FS19-562), subject to stipulations ‘A’ – ‘D’.

Commissioner Sartor seconded the motion. Motion passes with 5 votes in favor.

ITEM: 5 – Citywide - Presentation and discussion regarding Planning and Engineering Design Standards associated with the proposed Land Development Ordinances.

Joshua Mike, Long Range Planner, presented item 5 to the Commission.

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

The Commission discussed the following:

- Natural turf
- Water conservation
- Visitor parking
- Lot size
- Development characteristics
- Visual aids
- Interaction with stakeholders

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 Chapman seconded the motion.

Meeting adjourned at 7:26 P.M.

Vice Chair Keating
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: _____