

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**October 1, 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 October 1, 2020.

**A. ROLL CALL**

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

**STAFF PRESENT:**

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Hobart Wingard, Current Planner; Shirley Phan, 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**

Mr. Boyd notified the Commissioners of an invitation received for the upcoming Maricopa County Community Famer Roundtable Virtual Zoom meeting that will be held on Thursday, October 15, 2020. The invitation will be forwarded on to the members of the Surprise Planning and Zoning Commission to provide detailed event information and the opportunity to participate.

**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 September 17, 2020 Planning and Zoning Commission Minutes.**

Vice Chair Keating made a motion to approve the September 17, 2020, Planning and Zoning Commission Minutes as presented.

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

## **REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:**

### **ITEM: 2 – District 5 - Rehearing of Case FS20-045 regarding approval or denial of a Conditional Use Permit to allow for a new Minor Automobile Service Center within the Sierra Verde PAD, generally located north of Waddell Road and east of 140th Drive.**

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

Chair Bash opened the public hearing.

The following public comments received via the Planning and Zoning Commission Comments email were read into the record:

Letters of opposition:

Luke Atkins 10/01/2020 – Resident – Traffic concerns, noise, congestion, location, community safety

Debra Willard 10/01/2020 – Resident – Traffic concerns, noise, proximity to Hospice of the Valley

Catherine Hitchcox 10/01/2020 – Resident – Traffic concerns, noise, proximity to Hospice of the Valley

Ashley Tafoya 10/01/2020 – Resident – Traffic concerns, noise, proximity to Hospice of the Valley

Meredith Barone 10/01/2020 – Resident – Traffic concerns, community safety

Steven Oler 09/30/2020 – Resident – Traffic concerns, noise, proximity to Hospice of the Valley

Robyn Nally Oler 09/30/2020 – Resident – Traffic concerns, noise, proximity to Hospice of the Valley, commercial property

Jessica Cameron 09/30/2020 – Resident – Traffic concerns, noise, proximity to Hospice of the Valley

Dan Cameron 09/30/2020 – Resident – Groundwater contamination, chemical overflow to sewer, proximity to residential area

A letter of support dated September 30, 2020 was received from Deborah Shumway, Director of Hospice of the Valley.

Michael Zimmerman, Berry Riddell, LLC, was present and represented the applicant in this case. Mr. Zimmerman was granted the opportunity by Chair Bash to offer feedback and respond to comments of opposition received on the project, as well as to answer additional questions posed by the Commissioners.

Paul Gilbert, Beus Gilbert McGroder PLLC, was present and represented the property owner in this case. Mr. Gilbert was granted the opportunity by Chair Bash to offer additional input and comments with regard to the project.

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

The Commission discussed the following:

- CUP vs. other zoning requirements
- Noise concerns
- Traffic concerns
- Chemical spills

Vice Chair Keating made a motion to approve the Conditional Use Permit to allow for a new Minor Automobile Service Center within the Sierra Verde PAD generally located north of Waddell Road and east of 140th Drive, subject to stipulations “A” through “E”.

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

#### **REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:**

#### **ITEM: 3 – District 5 - Consideration and action pertaining to the approval or disapproval of a Site Plan for Parkview Townhomes at Stadium Village within the Orchards PAD, generally located on the southeastern corner of Parkview Place and Young Street. (FS19-873)**

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

Dane Astle, Principal Architect for Edifice, was on the phone line and available to answer questions from the Commissioners if need be.

The Commission discussed the following:

- Trash removal
- Parking
- Practicality vs. requirement

Commissioner Smith made a motion to recommend approval of a Site Plan for Parkview Townhomes at Stadium Village, generally located on the southeastern corner of Parkview Place and Young Street, subject to Stipulations “A” through “E.”

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

#### **ITEM: 4 – Citywide - Presentation and discussion regarding permitted land uses within the Land Development Ordinances compared to the Surprise Unified Development Code (SUDC).**

Joshua Mike, Long Range Planner, presented item 4 to the Commission.

The Commission discussed the following:

- Uniformity
- Discretionary approval
- PAD
- Facility types

#### **OTHER BUSINESS:**

#### **Item G – Other Business and Future Agenda Items.**

None.

#### **ADJOURNMENT:**

Hearing no further business, Chair Bash made a motion to adjourn. Commissioner Smith seconded the motion.

Meeting adjourned at 7:04 P.M.

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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: 

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Ashley Labhart, Commission Secretary

DATE: 

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