

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**March 5, 2020 / 6:15 PM**

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

**CALL TO ORDER.**

Chair Matthew Keating called the Planning and Zoning Commission Meeting to order at 6:15 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on February 6, 2020.

**A. ROLL CALL**

In attendance were Chair Matthew Keating, Vice-Chair Dennis Bash, Commissioner Gisele Norberg, Commissioner Mitchell Rosenbaum, Commissioner Ken Chapman and Commissioner Dennis Smith. Commissioner Scott Krous had an excused absence.

**STAFF PRESENT:**

Hobie Wingard, Assistant City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Robert Kuhfuss, Current Planning Supervisor; Joshua Mike, Planner II and Nichole Flores, Planning and Zoning Secretary.

**COUNCIL MEMBERS PRESENT:**

None.

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

Mr. Boyd stated for there will be an agenda item in May that will include an item for formatting agenda for zoning cases.

**D. STAFF REPORT**

None.

**CALL TO THE PUBLIC:**

Chair Keating opened the call to the public to discuss any items not listed on the agenda.

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

**CONSENT AGENDA:**

**Item 1 – Internal – Consideration and action to review and approve or disapprove the February 6, 2020, Planning and Zoning Commission Minutes.**

Commissioner Smith made a motion to approve the January 16, 2020, Planning and Zoning Commission Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passes with six votes in favor.

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

None.

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

### **Item 2 – Citywide – Presentation and discussion regarding Chapters 106-107 of the Land Development Ordinances Code update.**

Joshua Mike, Planner, presented item 2 to the Commission.

Chair Keating opened the public hearing.

Jackson Moll, Home Builders Association of Central Arizona, shared his concerns.

Angela Carmichel, Taylor Morrison, shared their comments for their company.

Andrew Yancey, Pulte, shared their comments for their company.

The Commission discussed:

- Cost matrix comparison
- Number of acres vs. number of units
- Waivers
- Vision of City of Surprise Amenities
- Housing options and affordability
- Set backs
- Issues with narrow lots
- Possible co-op between developers
- HOA dues
- Affordability
- PUD
- Alley's
- On-street parking
- Trash pick-up
- Six pack lots
- Home prices
- Deviations
- Pools/community pools

## **OTHER BUSINESS:**

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

None.

## **ADJOURNMENT:**

Hearing no further business, Vice-Chair Bash made a motion to adjourn the Planning and Zoning Commission meeting. Commissioner Rosenbaum seconded the motion.

Meeting adjourned at 8:17 P.M.

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Matthew 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:

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Nichole Flores, Commission Secretary

DATE:

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