

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**January 16, 2020 / 6:00 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 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on January 16, 2020.

**A. ROLL CALL**

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

**STAFF PRESENT:**

Ellen Van Riper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Hobart Wingard, Planner; Hobie Wingard, Assistant City Attorney and Nichole Flores, Planning and Zoning Secretary.

**COUNCIL MEMBERS PRESENT:**

None.

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

Mr. Boyd stated the for the meeting on February 20, 2020, the Commission will serve as Board of Construction Review Commission for an appeal that will start at 6:00 PM with the Planning and Zoning Meeting to follow at 7:00 PM.

**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.

Andy Cepon, resident, congratulated Chris Boyd on his promotion; thanked the Commission for their dedicated and accommodating service; and shared concerns about the possibility of storage of lithium batteries at the APS facility located near WHAM.

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

**CONSENT AGENDA:**

**Item 1 – Internal – Consideration and action to review and approve or disapprove the December 19, 2019, Planning and Zoning Commission Minutes.**

Commissioner Chapman made a motion to approve the December 19, 2019, Planning and Zoning Commission Minutes as presented. Commissioner Krous seconded the motion. Motion passes with six votes in favor (Commissioner Smith abstained).

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

None.

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

**Item 2 – District 3 – Consideration and action pertaining to the approval of a Site Plan for Vita at Greer Ranch located on the southwest corner of Reems and Cactus Roads.**

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

Commissioner Norberg made a motion to approve the Site Plan for Vita at Greer Ranch located on the southwest corner of Reems and Cactus Roads subject to stipulations “A” through “D” as stated in the staff report. Commissioner Smith seconded the motion. Motion passes with seven votes in favor.

**Item 3 – District 4 – Consideration and action pertaining to the approval of a Site Plan for Arizona Public Service (APS) Laydown Yard generally located on the northwest corner of Grand Avenue and Dysart Road subject to conditions ‘A’ through ‘B.’**

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

The Commission discussed:

- Stipulation for approval prohibiting storage of lithium batteries at this location
- Traffic Circulation

Chair Keating motioned to add stipulation, “C”, the storage of lithium ion batteries is not permitted on the subject site. Commissioner Chapman seconded the motion. Motion passes with seven votes in favor.

Vice-Chair Bash made a motion to approve a Site Plan for Arizona Public Service (APS) Laydown Yard generally located on the northwest corner of Grand Avenue and Dysart Road subject to conditions ‘A’ through ‘C.’ Commissioner Smith seconded the motion. Motion passes with seven votes in favor.

**OTHER BUSINESS:**

**Item G – Internal - Discussion pertaining to future agenda items.**

None.

**ADJOURNMENT:**

Hearing no further business, Chair Keating made a motion to adjourn the Planning and Zoning Commission meeting. Commissioner Krous seconded the motion.

Meeting adjourned at 6:17 P.M.

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Chris Boyd  
Community Development Director

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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: \_\_\_\_\_  
Nichole Flores, Commission Secretary

DATE: \_\_\_\_\_