

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

December 19, 2019 / 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 December 19, 2019.

A. ROLL CALL

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

STAFF PRESENT:

Ellen Van Riper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Robert Kuhfuss, Current Planning Supervisor; Hobart Wingard, Planner; Shirley Phan, Planner and Nichole Flores, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

Councilman Ken Remley

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd stated, in response to a prior question by Vice-Chair Bash, that there are no benchmarks for traffic circulation on private property due to lack of City jurisdiction over private property. Mr. Boyd also shared there will be no meeting for the January 2, 2020, as there are no agenda items.

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 December 5, 2019 Planning and Zoning Commission Minutes.

Commissioner Chapman made a motion to approve the December 5, 2019, 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:

Item 2 – District 6 – Consideration and action pertaining to the rezoning of 27.16 acres of property located in Sub-Parcels Seven (7) and Eight (8) of the Surprise Pointe Planned Area Development (“PAD”) on the northwestern corner of Dysart Road and Sweetwater Avenue from ‘PAD-I1’ and ‘PAD-CC’ to ‘PAD-C2-C3-I1.’

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

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

Commissioner Rosenbaum made a motion to recommend approval to the Mayor and City Council the rezoning of 27.16 acres of property located in Sub-Parcels Seven (7) and Eight (8) of the Surprise Pointe Planned Area Development (“PAD”) on the northwestern corner of Dysart Road and Sweetwater Avenue from ‘PAD-I1’ and ‘PAD-CC’ to ‘PAD-C2-C3-I1’ as stated in the staff report. Commissioner Krous seconded the motion. Motion passes with six votes in favor.

Item 3 – District 1 – Consideration and action pertaining to the rezoning of 461.1 acres of property, located within or adjacent to, North Copper Canyon Ranch (aka Austin Ranch) Planned Area Development (“PAD”) into the North Copper Canyon Ranch PAD generally located on the western corner of Deer Valley Road and Grand Avenue.

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

Chair Keating opened the public hearing.

Cheryl Schramm, resident and volunteer with Chance Shelter, shared that allowing an animal shelter will benefit the community.

Greg Colson, resident and COO of Chance Shelter, shared this will allow their animal shelter to come to the community.

Audra Colson, resident and volunteer with Chance Shelter, shared this will allow their animal shelter to come to the community.

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

Commissioner Krous made a motion to recommend approval to the Mayor and City Council the rezoning of 461.1 acres of property, located within or adjacent to, North Copper Canyon Ranch (aka Austin Ranch) Planned Area Development (“PAD”) into the North Copper Canyon Ranch PAD generally located on the western corner of Deer Valley Road and Grand Avenue as stated in the staff report. Vice-Chair Bash seconded the motion. Motion passes with 6 votes in favor.

Item 4 – District 6 – Consideration and action regarding a Rezone from Residential Ranch (RR) to Planned Area Development (PAD) for Reformed Church, generally located north of Peoria Avenue and west of Litchfield Road (5.7 acres approx.).

Shirley Phan, Planner, presented item 4 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

Vice-Chair Bash made a motion to recommend approval to the Mayor and City Council the Rezone from Residential Ranch (RR) to Planned Area Development (PAD) for Reformed Church, generally located north of Peoria Avenue and west of Litchfield Road (5.7 acres approx.) subject to stipulations “A” and “B” as stated in the staff report. Commissioner Rosenbaum seconded the motion. Motion passes with six votes in favor.

Item 5 – District 3 – Consideration and action pertaining to approval of a Comprehensive Sign Program for Sterling Grove. Planning case # FS19648.

Commissioner Krous recused himself from item 5 as the company he works for worked on this project.

Robert Kuhfuss, Current Planning Supervisor, presented item 5 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

The Commission discussed the following:

- Good design
- Permanent sign

Commissioner Norberg made a motion to recommend approval of the Comprehensive Sign Program for Sterling Grove to the Mayor and City Council subject to stipulations “A” and “B” as stated in the staff report. Vice-Chair Bash seconded the motion. Motion passes with five votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 6 – Citywide – Overview and discussion regarding development requirements for single-family residential development per the Surprise Unified Development Code

Robert Kuhfuss, Current Planning Supervisor, presented item 6 to the Commission.

The Commission discussed the following:

- Needed clarification on what SUDC requires in regards to residential development and pools
- Process and timeline of the LDO

OTHER BUSINESS:

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

None.

ADJOURNMENT:

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

Meeting adjourned at 6:29 p.m.

Chris Boyd
Acting Community Development Director

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: _____