

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**October 17, 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 October 17, 2019.

**A. ROLL CALL**

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

**STAFF PRESENT:**

Chief Deputy City Attorney Ellen Van Riper, Assistant Community Development Director Lloyd Abrams, Current Planning Supervisor Robert Kuhfuss, Hobart Wingard, Planner II, Shirley Phan, Planner I and Administrative Assistant Nichole Flores.

**COUNCIL MEMBERS PRESENT:**

Councilwoman Hayden and Councilman Remley

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

None.

**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 October 3, 2019 Planning and Zoning Commission Minutes.**

Commissioner Smith made a motion to approve the October 3, 2019, Planning and Zoning Minutes as presented. Commissioner Chapman seconded the motion. Motion passes with 7 votes in favor.

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

**Item 2 – District 3 – Consideration and action regarding a Zone Change of 4.19 acres from Residential Ranch (RR) to Northwest Corner of Cactus Road and Cotton Lane Planned Unit Development (PUD) with the underlying land use of Regional Commercial (CR-PUD) located west of the northwest corner of Cactus Road and Cotton Lane.**

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

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

The Commission discussed the following:

- School needed in the area

Commissioner Norberg made a motion to recommend approval to the Mayor and City Council a Zone Change of 4.19 acres from Residential Ranch (RR) to Northwest Corner of Cactus Road and Cotton Lane Planned Unit Development (PUD) with the underlying land use of Regional Commercial (CR-PUD) located west of the northwest corner of Cactus Road and Cotton Lane subject to stipulations “a” through “b” as stated in the staff report. Commissioner Bash seconded the motion. Motion passes with 7 votes in favor.

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

**Item 3 – District 6 – Consideration and action pertaining to approval of the Site Plan for Verizon Wireless PHO Watson Macro Site at Marley Park, generally located one quarter (1/4) mile east of the southeast corner of Reems and Waddell roads within the Marley Park PAD.**

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

The Commission discussed the following:

- Tower is needed area

Chair Keating made a motion to recommend approval of the Site Plan for Verizon Wireless PHO Watson Macro Site at Marley Park, generally located one quarter (1/4) mile east of the southeast corner of Reems and Waddell roads within the Marley Park PAD. Commissioner Smith seconded the motion. Motion passes with 7 votes in favor.

**Item 4 – District 2 – Consideration and action on the Revised Site Plan to allow for a new Medical Office Complex Lot 2 of the Regency Sun City Grand Holdings, LLC in the Sun City Grand PAD generally located south of Mountain View Boulevard and west of Reems Road.**

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

The Commission discussed the following:

- Shared parking with church

Commissioner Rosenbaum made a motion to recommend approval the Revised Site Plan to allow for a new Medical Office Complex Lot 2 of the Regency Sun City Grand Holdings, LLC in the Sun City Grand PAD generally located south of Mountain View Boulevard and west of Reems Road subject to stipulations “a” through “e” as stated in the staff report. Commissioner Chapman seconded the motion. Motion passes with 7 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 Smith seconded the motion.

Meeting adjourned at 6:15 p.m.

\_\_\_\_\_  
Lloyd Abrams  
Community Development Assistant 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: \_\_\_\_\_