

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

August 15, 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 August 15, 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:

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

COUNCIL MEMBERS PRESENT:

Nancy Hayden

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

Mr. Boyd shared there will be no Planning and Zoning Commission meeting on September 5, 2019, due to a City Council Meeting scheduled.

Mr. Boyd shared information regarding community pool concerns previously discussed will be brought back to a City Council Work Session on October 1, 2019 and Planning and Zoning Commission on October 3, 2019.

CALL TO THE PUBLIC:

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

Dana Deal, resident, shared with the Commission her concerns regarding traffic concerns along Waddell Rd at 143rd Avenue.

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action approving the August 1, 2019, Planning and Zoning Commission Minutes.

Commissioner Chapman made a motion to approve the August 1, 2019, Planning and Zoning Minutes as presented. Commissioner Smith seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 1 – Consideration and action on a Conditional Use Permit for the expansion of the existing Storage West Mini-Warehouse facility located on the northeast corner of Bullard Avenue and Bell Rd.

Sergio Angulo, Planner, 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:

- Parking spots

Chair Keating made a motion to approve the conditional use permit for the expansion of the existing Storage West Mini-Warehouse facility located on the northeast corner of Bullard Avenue and Bell Road subject to stipulations “a” through “e” as stated in the staff report. Commissioner Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

Item 3 – District 2 – Consideration and action on the Rezone to allow for a new Medial Complex on 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, presented item 3 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

The Commission discussed the following:

- Zone districts

Commissioner Rosenbaum made a motion to approve the rezone to allow for a new Medical Complex on 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 “b” as stated in the staff report. Commissioner Chapman seconded the motion. Motion passes with 7 votes in favor.

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

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

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

The Commission discussed the following:

- Pedestrian connectivity
- Patient parking
- ADA parking

Vice Chair Bash made a motion to approve the site plan to allow for new medical office complex on lot two of the Regency Sun City Grand Holdings, LLC in the Sun City PAD generally located south of Mountain View Boulevard and west of Reems Road subject to stipulation “a” through “h” as stated in the staff report in addition, pedestrian connectivity will be shown from the southwest parking area to building “e” as well as the cross shared parking with the church parking lot.

Chair Keating seconded the motion. Motion passes with 7 votes in favor.

Item 5 – District 4 – Consideration and action pertaining to approval of the Site Plan for Sunnyside Village Condos in the Heritage District, generally located on the southwestern corner of Greasewood Street and Bola Drive.

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

Hobart Wingard, Planner, 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:

- Visitor parking

Commissioner Rosenbaum made a motion to approve the site plan for Sunnyside Village Condos in the Heritage District, generally located on the southwestern corner of Greasewood Street and Bola Drive subject to stipulations “a” through “g” as stated in the staff report. Commissioner Chapman seconded the motion. Motion passes with 6 votes in favor.

OTHER BUSINESS:

Item 6 – Internal - Discussion pertaining to future agenda items.

None.

ADJOURNMENT:

Hearing no further business, Commissioner Rosenbaum made a motion to adjourn the Planning and Zoning Commission meeting. Commissioner Chapman seconded the motion. Motion passes 7 in favor.

Meeting adjourned at 7:12 p.m.

Chris Boyd
Interim 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:
