

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

August 1, 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 1, 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, Economic Development Manager Mike Hoover, Planner Sergio Angulo, Administrative Assistant Nichole Flores and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

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 approving the July 18, 2019 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the July 18, 2019 Planning and Zoning Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 1 – Consideration and action regarding a Rezone of approximately 151 acres from Residential Medium Density (RM9), Residential Ranch (RR), and Planned Area Development (PAD) to RM9 PUD for Paloma Creek.

Commissioner Krous, recused himself from items 2 and 3 as the company he works for worked on these projects.

Lloyd Abrams, Assistant Director, 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:

- Pool amenities
- Pool requirements
- General Plan and code requirements
- HOA fees regarding pools

Commission Norberg made a motion to recommend approval to the Mayor and City Council the proposed rezone of approximately 151 acres from Residential Medium Density (RM-9), Residential Ranch (RR), and Planned Area Development (PAD) to RM-9 PUD for Paloma Creek, subject to stipulations “a” through “c” as stated in the staff report. Commissioner Rosenbaum seconded the motion. Motion passes 5 in favor, 1 against (Commissioner Smith).

Item 3 – District 1 – Consideration and action regarding a 542 Lot, 49 Tract Preliminary Plat for Paloma Creek in the Residential Medium Density with Planned Unit Development Overlay (RM9 PUD) Zoning District.

Commissioner Krous recused himself for items 2 and 3 as the company he works for worked on these projects.

Lloyd Abrams, Assistant Director, 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:

- Emergency access
- Trails

Vice Chair Bash made a motion to recommend approval to the Mayor and City Council the proposed 542 Lot, 49 Tract Preliminary Plat for Paloma Creek in the Residential Medium Density with Planned Unit Development Overlay (RM-9 PUD) zoning district for Paloma Creek subject to stipulations “a” through “c” as stated in the staff report. Commissioner Norberg seconded the motion. Motion passes with 5 votes in favor, 1 against (Commissioner Smith).

Item 4 – District 1 – Consideration and action on a Preliminary Plat for Sunrise Ranch located in the northeast corner of 171st Avenue and Jomax Road.

Sergio Angulo, Planner, presented item 4 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

The Commission had no comments.

Chair Keating made a motion to recommend approval to the Mayor and City Council the Preliminary Plat for Sunrise Ranch subject to stipulations "a" through "c" as stated in the staff report. Commissioner Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 5 – Citywide – Surprise Center Development Company Update on the City Center Master Plan.

Scott Phillips, presented item 5 to the Commission.

The Commission discussed the following:

- Water
- Units of housing
- Fire stations
- Public outreach sessions
- Parking
- Next steps

The Commission thanked Mr. Philips for the presentation.

Item 6 – Internal – Nomination and selection of the Planning and Zoning Commission Chair.

Vice Chair Bash nominated Matthew Keating for the position of Chair.

Chair Keating called for a motion.

Vice Chair Bash made a motion to nominate Matthew Keating for the position of Chair for the Planning and Zoning Commission. Commissioner Smith seconded the motion. Motion passes 7 votes in favor.

Item 7 – Internal – Nomination and selection of the Planning and Zoning Commission Vice Chair.

Chair Keating nominated Dennis Bash for the position of Vice Chair.

Chair Keating called for a motion.

Chair Keating made a motion to nominate Dennis Bash for the position of Vice Chair for the Planning and Zoning Commission. Commissioner Chapman seconded the motion. Motion passes 7 votes in favor.

OTHER BUSINESS:

Item 8 – 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 Rosenbaum seconded the motion. Motion passes 7 in favor.

Meeting adjourned at 7:26 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:

Lorraine Nevarez, Commission Secretary

DATE:
