

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

July 18, 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 July 18, 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, Current Planning Supervisor Robert Kuhfuss, Planner Hobart Wingard, 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

Mr. Boyd shared that at the next meeting on Thursday, August 1, 2019 there will be a presentation on the Surprise Center Master Plan and that Chair and Vice Chair elections will be held. Also, Mr. Boyd noted there will be no meeting on Thursday, September 5, 2019.

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 June 20, 2019 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the June 20, 2019 Planning and Zoning Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor, 1 abstention (Commissioner Chapman).

Item 2 – Internal – Consideration and action approving the June 20, 2019 Planning and Zoning Commission Executive Session Minutes.

Commissioner Smith made a motion to approve the June 20, 2019 Planning and Zoning Executive Session Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor, 1 abstention (Commissioner Chapman).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 3 – District 4 – Consideration and action pertaining to a Rezone of 2.49 acres of the property generally located southwest of the southwestern corner of Bell and Dysart Roads from Regional Commercial (CR) to Industrial Performance (IP).

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

Chair Keating opened the call to the public.

Andy Cepen, resident, shared his concern regarding the use of lithium battery storage units. He encourages the commission to be aware of these uses and the dangers to the community.

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

The Commission discussed the following:

- Storage wall
- Safety of the facility
- City codes related to use of a lithium battery facility

Commissioner Rosenbaum made a motion to recommend approval of the APS Rezone to the Mayor and City Council. Commissioner Krous seconded the motion. Motion passes with 7 votes in favor.

Item 4 – District 3 – Consideration and action pertaining to a revised Preliminary Plat for Unit P of the Toll at Prasada.

Commissioner Krous recused himself for items 4 and 5 as the company he works for worked on these projects.

Robert Kuhfuss, Current Planning Supervisor, presented item 4 to the Commission.

Chair Keating opened the call to the public.

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

The Commission had no comments.

Commissioner Norberg made a motion to recommend approval to the Mayor and City Council of the revised Preliminary Plat for Toll at Prasada Unit P subject to stipulations “a” through “c” as stated in the staff report. Commissioner Smith seconded the motion. Motion passes with 6 votes in favor.

Item 5 – District 3 – Consideration and action pertaining to a revised Preliminary Plat for Unit E of the Toll at Prasada.

Commissioner Krous recused himself for items 4 and 5 as the company he works for worked on these projects.

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

Chair Keating opened the call to the public.

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

The Commission discussed the following:

- Fire access

Commissioner Norberg made a motion to recommend approval to the Mayor and City Council of the revised Preliminary Plat for Toll at Prasada Unit E subject to stipulations “a” through “c” as stated in the staff report. Vice Chair Bash seconded the motion. Motion passes with 6 votes in favor.

OTHER BUSINESS:

Item 4 – Internal - Discussion pertaining to future agenda items.

None.

ADJOURNMENT:

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

Meeting adjourned at 6:21 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:
