

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

May 2, 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 May 2, 2019.

A. ROLL CALL

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

STAFF PRESENT:

Interim Community Development Director Chris Boyd, Chief Deputy City Attorney Ellen Van Riper, Asst. Community Development Director Lloyd Abrams, Planner Hobart Wingard, Planner Sergio Angulo, Planner Joshua Mike, Current Planning Supervisor Robert Kuhfuss and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

Vice-Mayor Roland F. Winters Jr.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

Chair Keating welcomed Interim Director Chris Boyd to the Planning and Zoning Commission.

Mr. Boyd informed the Commission that on June 6, 2019 the Commission will meet as the Building Construction Review Board so, staff can give a presentation that will explain the process to adopt 2018 International Codes for both building and fire.

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 April 18, 2019 Planning and Zoning Commission Minutes.

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

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Chair Keating noted that items 6 and 7 will be presented first to the Commission.

Robert Kuhfuss, Current Planning Supervisor, informed the Commission of an advertisement error. Therefore, items 6 and 7 cannot be heard tonight. We are requesting these items be moved to the June 6, 2019 Planning and Zoning Commission meeting.

Item 6 – District 1 – Consideration and action regarding a Zone Change from Residential Ranch (RR) to Planned Area Development (PAD) for Lone Mountain Ranch.

Chair Keating made a motion to continue this item until the June 6, 2019 Planning and Zoning Commission meeting. Commissioner Smith seconded the motion. Motion passes with 7 votes in favor.

Item 7 – District 1 – Consideration and action regarding a Major PAD Amendment (Zone Change) from PAD-OS, PAD-RM, PAD-RL, PAD-CN, PAD-PF to PAD-OS, PAD-RM, PAD-RL, PAD-MU, and PAD-PF for Marisol Ranch.

Chair Keating made a motion to continue this item until the June 6, 2019 Planning and Zoning Commission meeting. Vice-Chair Bash seconded the motion. Motion passes with 7 votes in favor.

Item 2 – District 2 – Consideration and action regarding a Conditional Use Permit for Grand Village Plaza Self-Storage facility, generally located on the northern corner of Mountain View Boulevard and Parkview Place at 14505 West Grand Avenue within the Park Place Planned Area Development (“PAD”), case FS19-118.

Hobart Wingard, Planner, presented item 2 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:

- Rear dock ramp
- Footage of building
- CUP compliance
- Zoning use matrix
- Tenant agreements
- Parking spaces
- Community involvement
- Foot traffic

Chair Keating noted it would be best to have an Executive Session for additional clarification.

Chair Keating made a motion to recess to Executive Session. Commissioner Smith seconded the motion. Motion passes 7 votes in favor.

Commission adjourned into Executive Session at 6:43 p.m.

Commission reconvened at 6:57 p.m.

Commissioner Norberg made a motion to approve the Conditional Use Permit for Grand Village Plaza Self-Storage facility. Commissioner Krous seconded the motion. Motion passes with 6 votes in favor and 1 against (Commissioner Smith).

Item 3 – District 1 – Consideration and action on a Preliminary Plat for Heritage Asante Parcel 1 generally located west of 163rd Avenue and north of Grand Avenue.

Commissioner Krous recused himself from items 3, 4, 5, 8 and 9 as the company he works for is working on the project.

Sergio Angulo, Planner, presented item 3, 4, and 5 simultaneously 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 item 3, 4, and 5 simultaneously:

- Emergency Access
- Gated Access
- Pedestrian access to the lake
- Access to Parcel 4
- Amenities

Commissioner Rosenbaum made a motion to recommend approval to the Mayor and City Council on a Preliminary Plat for Heritage Asante Parcel 1, generally located west of 163rd Avenue and north of Grand Avenue. Vice-Chair Bash seconded the motion. Motion passes with 6 votes in favor.

Item 4 – District 1 – Consideration and action on a Preliminary Plat for Heritage Asante Parcel 2 generally located west of 163rd Avenue and north of Grand Avenue.

Vice-Chair Bash made a motion to recommend approval to the Mayor and City Council on a Preliminary Plat for Heritage Asante Parcel 2, generally located west of 163rd Avenue and north of Grand Avenue. Commissioner Norberg seconded the motion. Motion passes with 6 votes in favor.

Item 5 – District 1 – Consideration and action on a Preliminary Plat for Heritage Asante Parcel 5 generally located west of 163rd Avenue and north of Grand Avenue.

Commissioner Smith made a motion to recommend approval to the Mayor and City Council on a Preliminary Plat for Heritage Asante Parcel 5, generally located west of 163rd Avenue and north of Grand Avenue. Commissioner Chapman seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 8 – District 1 – Consideration and action on a Site Plan for the Community Amenity Center in Parcel 4 of Heritage Asante generally located west of 163rd Avenue and north of Grand Avenue.

Sergio Angulo, Planner, presented item 8 to the Commission.

The Commission had no comments.

Commissioner Norberg made a motion to approve a Site Plan for the Community Amenity Center on Parcel 4 of Heritage Asante generally located west of 163rd Avenue and north of Grand Avenue. Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

Item 9 – District 4 – Consideration and action on a Site Plan for Dental Depot generally located east of Litchfield Road and north of Greenway Road.

Sergio Angulo, Planner, presented item 9 simultaneously to the Commission.

The Commission discussed item 9 as follows:

- Landscaping

Commissioner Chapman made a motion to approve a Site Plan for Dental Depot generally located east of Litchfield Rd and north of Greenway Rd, subject to stipulations 'A' to 'E' as stated in the staff report. Commissioner Smith seconded the motion. Motion passes with 6 votes in favor.

Item 10 – Citywide – Presentation and discussion regarding Chapters 103-105 of the Land Development Ordinances Code update.

Joshua Mike, Planner, presented item 10 to the Commission.

The Commission discussed the following:

- Chapter 103 Enforcement
- Chapter 104 Fundamental Development Requirements
- Chapter 105 Buildings and Building Regulations

OTHER BUSINESS:

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

Vice-Chair Bash is requesting an overview and a satellite image of the Surprise planning area versus the Surprise current property bounds and the obstructions east, west, north and south to our expansion. He would like this information prior to the next meeting so, the Commission has a better understanding.

ADJOURNMENT:

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

Meeting adjourned at 6:58 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:
