

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

March 21, 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 March 21, 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:

Community Development Director Eric Fitzner, City Attorney Robert Wingo, Planner Shirley Phan, Current Planning Supervisor Robert Kuhfuss 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 March 7, 2019 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the March 7, 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:

Item 2 – District 5 – Consideration and action on the Conditional Use Permit to allow for a new Home Depot Tool Rental Center in a portion of Parcel 19 of the West Point Towne PAD generally located north of Bell Road and east of Litchfield Road.

Shirley Phan, Planner, presented item 2 to the Commission.

The Commission discussed the following:

- Traffic flow
- Location
- Structure
- Clutter of equipment

Chair Keating opened the call to the public

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

Vice Chair Bash made a motion to approve the Conditional Use Permit to allow for a new Home Depot Tool Rental Center in a portion of Parcel 19 of the West Point Towne PAD, generally located north of Bell Road and east of Litchfield Road, subject to stipulations “A” through “C” as stated in the staff report. Commissioner Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

Item 3 – District 3 – Consideration and action regarding a Zone Change from Residential Ranch (RR) to approx. 18.9 acres of Medium Density Residential (RM-6) with Planned Unit Development (PUD) Overlay; approx. 22.0 acres of Medium Density Residential (RM-9) with Planned Unit Development (PUD) Overlay; and approx. 23.0 acres of Residential High (RH-15) with Planned Unit Development (PUD) Overlay for Rancho TruGold.

Commissioner Krous recused himself as the company he works for is working on the project.

Robert Kuhfuss, Current Planning Supervisor, presented item 3 to the Commission.

Chair Keating opened the call to the public.

Dragos Neagu, resident, inquired if a major thoroughway would go through Sweetwater. And if a rezone would change the structure of the community in regards to parking on the street.

The Commission discussed the following:

- Open space
- Community pool

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

Commissioner Chapman made a motion to recommend approval of Ordinance 2019-06 to the Mayor and City Council, subject to stipulation “A” and “B” as stated in the staff report. Commissioner Smith seconded the motion. Motion passes with 6 votes in favor.

Item 4 – District 3 – Consideration and action regarding FS18-387 a Site Plan for Hancock Communities at Rancho TruGold.

Commissioner Krous recused himself as the company he works for is working on the project.

Robert Kuhfuss, Current Planning Supervisor, presented item 4 & 5 simultaneously to the Commission.

Chair Keating opened the call to the public regarding items 4 & 5.

Dragos Neagu, resident, inquired about traffic flow.

The Commission discussed items 4 & 5 simultaneously:

- Timeline of construction
- Traffic flow
- Street improvements
- Fire access

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

Commissioner Norberg made a motion to approve a site plan for Hancock Communities at Rancho TruGold, subject to stipulation “A” through “I” as stated in the staff report. Vice Chair Bash seconded the motion. Motion passes with 6 votes in favor.

Item 5 – District 3 – Consideration and action regarding FS18-387 a Preliminary Plat for Rancho TruGold in the RM-6 PUD and RM-9 PUD zoning districts.

Commissioner Krous recused himself as the company he works for is working on the project.

Robert Kuhfuss, Current Planning Supervisor, presented item 4 & 5 simultaneously to the Commission.

The Commission discussed item 5 during item 4.

Commissioner Norberg made a motion to recommend approval to the Mayor and City Council the proposed Preliminary Plat for Rancho TruGold, subject to stipulation “A” through “F” as stated in the staff report. Commissioner Smith 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, Chair Keating asked for a motion to adjourn the Planning and Zoning Commission meeting.

Vice Chair Bash made a motion to adjourn the meeting. Commissioner Rosenbaum seconded the motion. Motion passes 7 in favor.

Meeting adjourned at 6:46 p.m.

Eric Fitzer
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: _____