

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

June 3, 2021 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Dennis Bash 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 June 3, 2021.

A. ROLL CALL

In attendance was Chair Dennis Bash, Vice Chair Matthew Keating, Commissioner Ken Chapman, Commissioner Scott Krous, Commissioner Mitchell Rosenbaum, Commissioner Kevin Sartor and Commissioner Dennis Smith.

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Director of Community Development; Robert Kuhfuss, Current Planning Supervisor; Tierney Farago Administrative Specialist and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

Councilmember Jack Hastings.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

William Smith – Surprise, AZ – Requested the Commission disapprove the rezoning for land near 163rd and Happy Valley Rd as it pertained to proposed apartments in the area.

Hearing no additional requests, Chair Bash closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action pertaining to approval of the May 20, 2021 Planning and Zoning Commission meeting Minutes.

Commissioner Smith made a motion to approve the May 20, 2021, Planning and Zoning Commission Minutes as presented.

Commissioner Chapman seconded the motion. Chair Bash abstained. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 3 - Consideration and action to approve or disapprove a Conditional Use Permit (Use Only) to allow a new CBD Coffee facility on Lot 3 of Sierra Montana Crossings, generally located south of Greenway Road and west of Cotton Lane, FS20-730.

Robert Kuhfuss, Current Planning Supervisor, presented item 2 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the call to the public.

Commissioner Rosenbaum made a motion to approve the Conditional Use Permit (Use Only) to allow for a new CBD Coffee location on Lot 3 of Sierra Montana Crossings, generally located south of Greenway Road and west of Cotton Lane, subject to stipulations “a” and “b”.

Commissioner Sartor seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 3 – District 5 - Consideration and action to approve or disapprove a Site Plan for Bungalows at Bell and Sarival, generally located south of Bell Road between Sarival Avenue and Sunrise Boulevard. (Case FS20-776)

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

Chair Bash acknowledged there were members of the public who wished to speak on the item despite the fact the item was not a public hearing. Chair Bash elected to provide the opportunity for members of the public to speak and opened for comment.

Don Levy – Mountain Vista Ranch HOA Board Member, Surprise, AZ - Acknowledged on behalf of himself and certain residents within the Mountain Vista Ranch Community, they are in favor of the development, however, there are many traffic, safety and well-being concerns as it pertains to the proposed roadway extension and are not in favor of the roadway development.

Wayne Tuttle – HOA President for the Mountain Vista Ranch Community, Surprise, AZ – Revisited historical conversations and planning with regard to the area, and conveyed there are many traffic, safety and well-being concerns as it pertains to the proposed roadway extension and are not in favor of the roadway development.

Hearing no additional requests, Chair Bash closed the opportunity for public comment.

Mark Reddi, Architect for RVI Planning Landscape Architecture provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Parking
- Traffic studies
- Private drive parameters

Commissioner Smith made a motion to approve the Site Plan entitled “Bungalows on Sarival”, subject to stipulations “a” through “e”.

Commissioner Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

ITEM: 4 – District 6 - Consideration and action to approve or disapprove a proposed Site Plan to allow a new office and warehouse facility on Lot 62 of Skyway Business Park II, generally located south of Cactus Road and west of Dysart Road, FS20-439.

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

Commissioner Chapman made a motion to approve the Site Plan for Skyway Commons Phase II Building B, subject to stipulations “a” through “e”.

Commissioner Krous seconded the motion. Motion passes with 7 votes in favor.

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

Commissioner Krous advised he will be absent for the June 17, 2021 Planning and Zoning Commission meeting.

ADJOURNMENT:

Hearing no further business, Chair Bash called for a motion to adjourn. Commissioner Smith made a motion to adjourn, Commissioner Chapman seconded the motion. All voted in favor.

Meeting adjourned at 6:33 P.M.

Dennis Bash
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:

Ashley Labhart, Commission Secretary

DATE:
