

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 1, 2022 / 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 September 1, 2022.

A. ROLL CALL

In attendance was Chair Dennis Bash, Vice Chair Kevin Sartor, Commissioner Dennis Smith, Commissioner Ken Chapman, Commissioner Mitchell Rosenbaum, and Commissioner Matthew Keating. Commissioner Jared Holland had an excused absence.

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Director of Community Development; Lloyd Abrams, Assistant Director of Community Development; Jason Moquin, Planning Manager; Chris Sexton, Current Planner; Trevor Fleetham, Current Planner; Tanner Wessel, Current Planner; Leslie Carnie, Current Planner; Jessica Brinton, Current Planner; Tierney Farago, Planning and Zoning Secretary and Christina Enterkine, Administrative Specialist

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd presented an online map prototype that shows what site plans have been approved in the past 90 days. In addition, Mr. Boyd stated the year in review is scheduled for a future October Planning and Zoning meeting.

D. STAFF REPORT

Chair Bash reordered agenda items six and seven to become agenda items four and five.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the June 16, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Smith made a motion to approve the June 16, 2022, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

Item 2 – Internal – Consideration and action to approve or disapprove the June 16, 2022 Planning and Zoning Executive Session Minutes.

Commissioner Keating made a motion to approve the June 16, 2022, Planning and Zoning Executive Session Minutes as presented. Vice Chair Sartor seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 3 – Citywide – Consideration and action regarding a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinance (LDO) to add "Smoking Lounge" as a permitted use and to adopt related land use and development standards. Case FS22-0695

Leslie Carnie presented item 3 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Smoke migration
- Legal age to purchase per statute
- Use allowance on private versus public property
- Advertisement/notification
- Enforcement
- Ventilation

Vice Chair Sartor made a motion to recommend approval of the proposed Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinance (LDO) to add "Smoking Lounge" as a permitted use and to adopt related land use and development standards. Case FS22-0695. Chair Bash seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 4 – District 3 – Consideration and action pertaining to the Preliminary Plat entitled, "Unit L – Phase 3 – Toll at Prasada" generally located west of Cotton Lane, between Cactus Road and Peoria Avenue. Case FS22-0176

Trever Fleetham presented item 4 to the Commission.

Vice Chair Sartor made a motion to recommend approval of the Preliminary Plat entitled, "Unit L – Phase 3 – Toll at Prasada" subject to stipulations "a" through "c" as outlined in the staff report. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

Item 5 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled, “Rio Caballo” and dated June 2, 2022, a property generally located north of Jomax Road and east of 163rd Avenue. Case FS21-829

Trever Fleetham presented item 5 to the Commission.

The Commission discussed the following:

- Effect on schools
- Transportation, existing road conditions and future improvement
- Landscaping and water conservation
- Amenities
- Lot size

Andrew Yancey of Bergin, Frakes, Smalley & Oberholtzer responded to questions from the Commission.

Tom Durant of ABLA, responded to questions from the Commission as it pertained to landscaping and water conservation/use.

Vice Chair Sartor made a motion to recommend approval of the Preliminary Plat entitled, “Rio Caballo” subject to stipulations “a” through “i” as outlined in the staff report. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

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

Chair Bash made a motion to nominate Kevin Sartor for the position of Chair for the Planning and Zoning Commission. Commissioner Smith seconded the motion. Motion passed with 6 votes in favor.

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

Commissioner Chapman made a motion to nominate Jared Holland for the position of Vice Chair for the Planning and Zoning Commission. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

OTHER BUSINESS:

Item 3 – Other Business and Future Agenda Items.

Commissioner Bash asked what the future will look like for water restrictions, and requested information on what direction the City of Surprise is moving in with regard to future landscaping requirements.

Mr. Boyd stated the Water Resources Department will present the Water Master Plan at a later meeting.

ADJOURNMENT:

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

Meeting adjourned at 6:45 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: _____
Tierney Farago, Commission Secretary

DATE: _____