

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

February 2, 2023 / 6:00 PM

**DESERT OASIS ELEMENTARY SCHOOL
17161 W Bajada Rd
Surprise, AZ 85387**

CALL TO ORDER.

Chair Kevin Sartor, called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Desert Oasis Elementary School, 17161 W Bajada Rd, Surprise, Arizona 85387, on February 2nd, 2023.

A. ROLL CALL

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

STAFF PRESENT:

Ellen Van Riper, Deputy Chief City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Jason Moquin, Planning Manager; Jeanine Jerkovic, Director of Economic Development; Mike Hoover, Assistant Director of Economic Development; Trever Fleetham, Current Planner; Robert Williams, Current Planner; and Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:

N/A

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Special Work Session at City Hall for Redistricting on February 23rd, 2023.

D. STAFF REPORT

N/A

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the January 19, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Chapman made a motion to approve the January 19, 2022, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Smith seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 1 – Presentation and discussion pertaining to a Major General Plan Amendment to change approximately 3,588 acres from Neighborhood Character Area to Employment Character Area, generally located east of US-60/Grand Avenue and Black Mountain Road currently in unincorporated Maricopa County. Case FS22-0502.

Trever Fleetham, Current Planner, presented item 2 to the Commission.

Chair Sartor opened the public hearing.

Deborah Zimmerman – Email was presented to the Commission. Main points included, traffic, noise control, increase in semi-trucks and rail.

Pam Bashaw – Increase in crime and noise. Questioned responsible party for maintaining roadways, maintaining water and livestock.

John Anderson – Questioned if BNSF surveyed the Kansas City public regarding noise and crime. Commented on noise and sound regulation and preliminary site plans for review.

Elizabeth Oldam – Truck increase, HAZMAT regulations, chemical storage. Security and fire protection. Asked if road impact studies had been completed, environmental impact studies were not disclosed.

Jeff August – Petitions to the county for Walden Ranch and BNSF. Water conservation, out of date water impact studies. Light pollution harms wildlife. Impact of hazmat spills on surrounding areas.

Bonnie Carmin – There are too many unknown variables, increase in traffic driving by her property.

The Commission discussed the following:

- Commissioner Keating commented on developing a more effective transportation plan.

Presentation only.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

None.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

None.

ADJOURNMENT:

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

Meeting adjourned at 6:26 p.m.



Kevin Sartor
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:


Alyssa Carpenter, Commission Secretary

DATE:

02/10/2023