

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

February 16, 2023 / 6:00 PM

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

CALL TO ORDER.

Chair Kevin Sartor, 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 February 16, 2023.

A. ROLL CALL

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

STAFF PRESENT:

Ellen Van Riper, Chief Deputy 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; Leslie Carnie, Current Planner; and Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

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.

Chair Sartor advised the agenda items would be reordered, agenda item 4 case FS22-0975 would move to agenda item 2 and agenda item 2 case FS22-0502 would move to agenda item 4. Updated agenda item numbers have been reflected in the minutes below.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the February 2, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Bash made a motion to approve the February 2, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Chapman seconded the motion. Motion passed with 6 votes in favor. Vice Chair Holland abstained.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 6 – Consideration and action regarding a Site Plan for Surprise Pointe Industrial generally located west of the northwest corner of Sweetwater Road and Dysart Road subject to stipulations “a” through “d”. Case FS22-0975

Leslie Carnie, Current Planner, presented item 2 to the Commission.

The Commission discussed the following:

- Commissioner Bash requested that the City of Surprise changes the building height ordinance to reflect industry standards.

Commissioner Keating made a motion to approve the Site Plan for Surprise Pointe Industrial subject to stipulations ‘a’ through ‘d’. Vice Chair Holland seconded the motion. Commissioner Bash voted against. Motion passed with 6 votes in favor.

Item 3 – District 1 – Consideration and action pertaining to a Major PAD Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to mixed-use and modify development standards. The site is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante PAD. Case FS22-0517

Trever Fleetham, Current Planner, presented item 3 to the Commission.

Chair Sartor opened the public hearing.

Elizabeth Oldham, Circle City, AZ – More business will not decrease traffic.

The Commission discussed the following:

- Need for services in north Surprise for residents
- Congested traffic increase, danger imposed on the increase in density of traffic
- Commercial concurrent residential
- Cap on total of units for residential
- Water capacity for increase of residential
- Additional stipulations are needed for recommendation for approval
- Traffic studies

Chair Sartor made a motion to add stipulation ‘c’, to cap residential at a total of 475 units. Vice Chair Holland seconded the motion. Motion passed with 4 votes in favor. Commissioner Chapman, Commissioner Smith and Commissioner Bash voted against.

Chair Sartor made a motion to add stipulation 'd', have commercial development built concurrent with the residential development. Vice Chair Holland seconded the motion. Motion passed with 5 votes in favor. Commissioner Smith and Commissioner Bash voted against.

Commissioner Keating made a motion to approve the proposed Major PAD Amendment to the City Council subject to stipulations 'a' through 'd'. Vice Chair Holland seconded the motion. Motion passed with 4 votes in favor. Commissioner Chapman, Commissioner Smith and Commissioner Bash voted against.

Item 4 – District 1 – Consideration and action 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. Case FS22-0502.

Trever Fleetham, Current Planner, presented item 4 to the Commission.

Chair Sartor opened the public hearing.

Kathryn Kimm, Buckeye, AZ – Conveyed concern for traffic, roadways, hazardous materials being transported, and lower property values. *(Comment received via Planning and Zoning Comments email; read into the record by the Planning and Zoning Commission Secretary.)*

Robyn Rudloff, Buckeye, AZ – Objection to the proposed BNSF railroad intermodal facility due to environmental changes and exposure to surrounding areas. *(Comment received via Planning and Zoning Comments email; read into the record by the Planning and Zoning Commission Secretary.)*

Sheryl Sambrookes, Morristown, AZ – Stated the Major Plan Amendment request should be denied. *(Comment received via email; read into the record by the Planning and Zoning Commission Secretary.)*

Sheryl Hamlin, Wickenburg, AZ – Displayed concern for truck traffic, destroying virgin desert land, necessary increase in water, wastewater, energy and security. *(Comment received via email; read into the record by the Planning and Zoning Commission Secretary.)*

Donald Zimmerman, Surprise, AZ – City cannot handle the increase in truck traffic, improvements are needed to existing roadways, urges against approval. *(Comment received via email; read into the record by the Planning and Zoning Commission Secretary.)*

Elizabeth Oldham, Circle City, AZ – Concerned for hazardous materials being transported, rail and truck accidents, heavy machinery such as cranes and oversized cargo. Hazmat materials have never been listed or discussed by BNSF as listed transported items. Demographics for current intermodal facilities, housing market increase or decrease, medium income for surrounding neighborhoods.

Pete Weinelt, Circle City, AZ – When can we ask questions about future development.

Scott Lawson, Buckeye, AZ – Urges to vote against for approval of the land change. 30 times the size of property requested by BNSF.

John & Nancy Jones, Buckeye, AZ – Affect all residents, large increase in traffic along with noise, air pollution, and lighting of the night sky. There is plenty of additional land in Arizona to build this facility. *(Comment received via Planning and Zoning Comments email; read into the record by the Planning and Zoning Commission Secretary.)*

Staycee Hynes, Buckeye, AZ – Objection to the proposed approval recommendation. The proposed land will destroy our desert and land. The pollution will have a terrible impact on the future.

Nancy Alarcon, Buckeye, AZ – Urges against the character change in land. Focus on the future, direct impact will be on all residents. Healthy Housing study will affect air quality from emissions, industrial traffic and decrease in property values, physical health changes and learning impact of children, and light impact on the night sky.

Karen Murray, Wittmann, AZ – Expressed concern for the nearby school as well as their livestock and animals. Concern for air quality from emissions on

Charles Rosisky, Circle, City, AZ – Conveyed concern for catastrophic events as well as decrease in housing market property values.

The Commission discussed the following:

- Timeline for the project once approved
- Concerned if the land character is changed and the land use and site plans are denied
- Positive qualities for the economic standpoint for the City of Surprise
- Growth and future of land use and facilities
- Requesting pre plat and site plans to be presented to Planning and Zoning commission
- Increase in employment
- Railroad facilities in the US have experienced improvements to surrounding areas

Commissioner Bash made a motion to approve the Major Amendment to the General Plan 2035 Land Use Map to change approximately 3,588 acres of Neighborhood Character Area to Employment Character area, generally located east of US-60/Grand Avenue and Black Mountain Road. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor. Commissioner Keating voted against.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

None.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

Commissioner Bash is requesting staff conduct and provide height studies for warehouses, the current industry standard as well as surrounding cities.

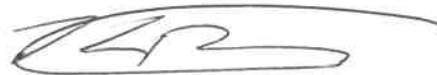
Vice Chair Holland raised the concern for traffic and the impact of the increase in railway.

Commissioner Chapman is requesting to receive detail traffic impact study reports as the traffic is becoming a larger issue for future development.

ADJOURNMENT:

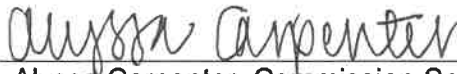
Hearing no further business, Chair Sartor called for a motion to adjourn. Commissioner Smith made a motion to adjourn; Vice Chair Holland seconded the motion. All voted in favor.

Meeting adjourned at 7:51 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: 3/02/2023

