

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 7, 2023 / 6:00 PM

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

CALL TO ORDER.

Chair Jared Holland 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 7, 2023.

A. ROLL CALL

In attendance were Chair Jared Holland, Commissioner Mitchell Rosenbaum, Commissioner Matthew Keating, Commissioner Dennis Bash, Vice Chair Ken Chapman, Commissioner Dennis Smith, and Commissioner Jay Leonard had an excused absence.

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Jason Moquin, Planning Manager; Leslie Carnie, Current Planner; Chris Sexton, Current Planner; Jani Wertin, Current Planner; Alyssa Carpenter, Planning and Zoning Secretary and Michelle Espie, Administrative Specialist.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the August 17, 2023, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Smith made a motion to approve the August 17, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Vice Chair Chapman seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 3 – Consideration and action pertaining to the Conditional Use Permit (CUP) with Site Plan for a preschool, located within the Sierra Montana Planned Area Development (PAD). Case FS22-1515.

Request from applicant to continue this agenda item to the September 21, 2023, meeting.

EXECUTIVE SESSION

Consideration and action to recess in executive session pursuant to A.R.S. § 38-431.03(A)(3)(4) for the purpose of discussion or consultation with the attorneys for the Commission regarding the Commission's review and consideration of Conditional Use Permits.

Chair Holland called the meeting back into session at 6.22pm.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 3 – District 4 – Consideration and action pertaining to the Coyote Lakes Planned Area Development (PAD) amendment to change the underlying zoning of approximately 6.85 acres from Community Commercial (C-2) to Residential High Density (R-3). The site is generally located on the northeast corner of Bell Rd. and Coyote Lakes Pkwy. Case FS23-0131.

Leslie Carnie, Current Planner, presented item 3 to the Commission.

Chair Holland opened the public hearing.

Marc Burns, Surprise, AZ - Requested to approve the zoning changes and happy with the development that will be surrounding Coyote Lakes.

Marshall Johnson, Surprise, AZ - Requested for the approval of the zoning changes to residential from commercial. The residents are excited about the changes being made.

Hearing no further requests, Chair Holland closed the public hearing.

The Commission discussed the following:

None.

Commissioner Keating made a motion to recommend approval of the Coyote Lakes PAD Amendment to change the underlying zoning of approximately 6.85 acres from Community Commercial (C-2) to Residential High Density (R-3), subject to stipulations 'a' through 'b' as memorialized in the staff report. Commissioner Rosenbaum seconded the motion. Motion passed with 5 votes in favor. Vice Chair Chapman voted against.

Item 4 – District 1 – Consideration and action pertaining to a proposed Conditional Use Permit with Site Plan for a new multi-tenant retail building with drive-through facility for a coffee shop

on Lot 6 of the Asante Retail Center, a property generally located at the northwest corner of 163rd Avenue and Pat Tillman Blvd. Case FS22-0826.

Chris Sexton, Current Planner, presented item 4 to the Commission.

Chair Holland opened the public hearing.

Hearing no further requests, Chair Holland closed the public hearing.

The Commission discussed the following:

None.

Commissioner Rosenbaum made a motion to approve the Conditional Use Permit for Asante Pad B, located at the northwest corner of 163rd Avenue and Pat Tillman Blvd, case FS22-0826, subject to stipulations 'a' through 'e' as outlined in the staff report. Chair Holland seconded the motion. Motion passed with 6 votes in favor.

Item 5 – District 1 – Consideration and action pertaining to a proposed Use-Only Conditional Use Permit for a restaurant with drive-through facility on Pad C of the Asante Retail Center, a property generally located at the northwest corner of 163rd Avenue and Pat Tillman Blvd. Case FS23-0066.

Chris Sexton, Current Planner, presented item 5 to the Commission.

Chair Holland opened the public hearing.

Hearing no further requests, Chair Holland closed the public hearing.

The Commission discussed the following:

None.

Vice Chair Chapman made a motion to approve the Use-Only Conditional Use Permit for Asante Pad C for a restaurant with drive-through facility, located at the northwest corner of 163rd Avenue and Pat Tillman Blvd, case FS23-0066, subject to stipulations 'a' through 'c' as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 6 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Asante Planning Area 4” received June 29, 2023, a property generally located northeast of Asante Blvd. and Pat Tillman Rd. Case FS23-0141.

Leslie Carnie, Current Planner, presented item 6 to the Commission.

The Commission discussed the following:

None.

Commissioner Bash made a motion to approve the Preliminary Plat entitled “Preliminary Plat for Asante Planning Area 4” subject to stipulations “a” through “c” as outlined in the staff report. Commissioner Keating seconded the motion. Motion passed with 6 votes in favor.

Item 7 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Asante Units 4.4/4.7” received July 21, 2023, a property generally located southwest of 163rd Dr. and Happy Valley Rd. alignment. Case FS22-1454.

Leslie Carnie, Current Planner, presented item 7 to the Commission.

The Commission discussed the following:

None.

Commissioner Keating made a motion to approve Preliminary Plat entitled “Preliminary Plat for Asante Units 4.4/4.7” dated July 21, 2023, subject to stipulations “a” through “c” as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 6 votes in favor.

Item 8 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Asante 4.2,” dated July 5, 2023, a property generally located west of the intersection of Happy Valley Road and 163rd Avenue. Case FS22-1459.

Jani Wertin, Current Planner, presented item 8 to the Commission.

The Commission discussed the following:

None.

Commissioner Keating made a motion to approve the Preliminary Plat entitled “Preliminary Plat for Asante 4.2,” dated July 5, 2023, subject to stipulations ‘a’ through ‘c’ as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 6 votes in favor.

OTHER BUSINESS AND FUTURE AGENDA ITEMS

Chair Holland inquired how information and meetings are provided to the public and how to improve attendance opportunity.

ADJOURNMENT

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

Meeting adjourned at 7:11 p.m.



Jared Holland
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
Alyssa Carpenter, Commission Secretary

DATE: 9/21/2023