

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**July 06, 2023 / 6:00 PM**

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

**CALL TO ORDER**

Vice 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 July 06, 2023.

**A. ROLL CALL**

In attendance were Vice Chair Jared Holland, Commissioner Mitchell Rosenbaum, Commissioner Matthew Keating, Commissioner Dennis Smith, Commissioner Ken Chapman, and Commissioner Jay Leonard arrived at 6:04pm. Commissioner Dennis Bash has an excused absence.

**STAFF PRESENT:**

Ellen Van Riper, Chief Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Leslie Carnie, Current Planner; Tanner Wessel, 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**

Lloyd Abrams gave appreciation and gratitude to Ellen Van Riper for her service to the City of Surprise and Planning and Zoning Commission

**D. STAFF REPORT**

None.

**CALL TO THE PUBLIC:**

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

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

## **CONSENT AGENDA**

### **Item 1 – Internal – Consideration and action to approve or disapprove the June 15, 2023 Planning and Zoning Commission Regular Meeting Minutes.**

Commissioner Chapman made a motion to approve the June 15, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Keating seconded the motion. Commissioner Leonard abstained. Motion passed with 5 votes in favor.

## **REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING**

### **Item 2 – District 2 – Presentation and action pertaining to a Zone Change of approximately 13.2 acres from Community Commercial (C-2) to Residential High Density for a site generally located on the southwest corner of Mountain View Blvd. and White Horse Trail. Case FS23-0198.**

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

Vice Chair Holland opened the public hearing.

Keli Price, Surprise, AZ- Current Homeowner that faces the subject property line, who is not in support of zone change because of management companies poor Better Business Bureau rating.

Vurl Warmoth- Surprise, AZ- Changes to the plan were better than the original, but property should retain commercial zoning.

Karen Coggins- Surprise, AZ- Homeowner of Sun Village had concerns of easement of property and the consideration of redirecting traffic on Summerfield.

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

The Commission discussed the following:

- Traffic/High density traffic to neighborhood
- Drainage Solutions
- Property zoning more suitable fit for Residential High Density

Commissioner Keating made a motion to recommend approval to the Zone Change of approximately 13.2 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 4 votes in favor. Commissioner Smith and Commissioner Chapman voted against.

## **REGULAR AGENDA ITEM – NON-PUBLIC HEARING**

### **Item 3 – District 4 – Consideration and action regarding a Site Plan for Crossroads at Surprise generally located north of Bell Road and east of Dysart Road subject to stipulations “a” through “f”. Case FS23-0064**

Tanner Wessel, Current Planner, presented item 3 to the Commission.

The Commission discussed the following:

None.

Commissioner Keating made a motion to approve the Site Plan for Desert Cove Office Warehouse subject to stipulations 'a' through 'f'. Vice Chair Holland seconded the motion. Motion passed with 6 votes in favor.

**Item 4 – Internal – Nomination and selection of the Planning and Zoning Commission Chair**

Commissioner Smith nominated Jared Holland for the position of Chair for the Planning and Zoning Commission.

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

**Item 5 – Internal – Potential nomination and selection of the Planning and Zoning Commission Vice Chair.**

Commissioner Rosenbaum nominated Ken Chapman for the position of Vice Chair for the Planning and Zoning Commission.

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

**OTHER BUSINESS AND FUTURE AGENDA ITEMS**

None.

**ADJOURNING**

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

Meeting adjourned at 6:56 p.m.

  
Jared Holland  
Planning and Zoning Commission Vice 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: 8/17/2023