

CITY OF SURPRISE

PLANNING AND ZONING COMMISSION 12425 West Bell Road, Suite D-100 Surprise, Arizona 85374

December 2, 2008

REGULAR MEETING MINUTES

CALL TO ORDER

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6 p.m. at the Surprise City Hall, 12425 West Bell Road, Suite D100, Surprise, Arizona 85374, on Tuesday, December 2, 2008.

ROLL CALL

In attendance with Chair Blair were Vice Chair Somers, and Commissioners Matthew Bieniek, Ken Chapman, John Hallin, Robert Rein and Fred Watts.

PLEDGE OF ALLEGIANCE

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Director Jeff Mihelich reported that Community Development conducted an open house on December 1, at the Rio Salado College regarding village boundaries and referred to a handout summarizing comments from that meeting. He noted that the next public outreach meeting will be held on Tuesday, December 9, which will cover the Loop 303 Beautification Project. Director Mihelich mentioned that Thursday's City Council Work Session will have two items on the agenda for Community Development – updates to the sign code and a proposal of the city's streamlined development process.

CONSENT AGENDA

All items listed with an asterisk (*) are considered to be routine by the Planning and Zoning Commission and were approved by one motion. There was no separate discussion of these items during this meeting.

Commissioner Chapman made a motion to approve the **Consent Agenda**. The motion passed with a vote of 6 ayes and 1 abstained (Blair).

- **Item 2*: Planning and Zoning Commission Minutes for November 16, 2008.**

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 3: RZ08-109 – Consideration and Action – Rezone for Grand Avenue and Happy Valley Road**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **RZ08-109, Rezone for Grand Avenue and Happy Valley Road.**

Chair Blair opened the meeting for public comment. Hearing no comments from the public, Chair Blair closed the public hearing.

Commissioner Watts made a motion to approve **RZ08-109, Rezone for Grand Avenue and Happy Valley Road**, and adopt staff's findings. Commissioner Bieniek seconded the motion. The motion passed with a vote of 7 ayes.

- **Item 4: CUP08-108 – Consideration and Action – QuikTrip #410**

Planner Adam Copeland presented the project to the commission. Staff recommended approval of **CUP08-108, QuikTrip #410**, subject to stipulations 'a' through 'd.'

In response to Commissioner Rein, Planner Copeland explained that the existing parcel is too small for this site; however, there will be a plat amendment to increase the lot size to accommodate the site plan. He also noted that staff is working with Trader Joe's to complete a roadway. The parcel that surrounds the site is currently vacant and will have a cross access agreement at the time of final plat amendment.

In response to Commission Chapman, Planner Copeland showed an exhibit indicating the entrance to the site and the deceleration lanes.

Responding to Vice Chair Somers, Planner Copeland pointed out the various retention areas on the site.

Chair Blair opened the meeting for public comment.

Kay Brunson, Surprise resident, voiced her concerns as follows:

- Several convenience stores within a one-mile radius.
- Potential increased accident rates.

Hearing no further comments from the public, Chair Blair closed the public hearing.

Commissioner Rein made a motion to approve **CUP08-108, QuikTrip #410**, and adopt staff's findings, subject to stipulation 'a' through 'd.' Vice Chair Somers seconded the motion. The motion passed with a vote of 7 ayes.

Director Mihelich mentioned that the streamlined process currently under consideration at the city would allow projects to be considered by the Commission as a 'bundle' (conditional use permit, zoning, site plan, and subdivision plat). This should move the project through the process more quickly.

- **Item 5: CUP08-191 – Consideration and Action – Tutor Time (Marley Park Promenade)**

Senior Planner Dennis Dorch presented the project to the commission. Staff recommended approval of **CUP08-191, Tutor Time (Marley Park Promenade)**, subject to stipulations 'a' and 'b.'

Responding to Commissioner Chapman's concern about traffic and safety, Senior Planner Dorch explained that most of the children will be dropped off at staggered times throughout the day.

In response to Chair Blair, Senior Planner Dorch noted that the closest daycare facility is approximately two miles from this location. The Fire Department has reviewed this plan for proper access.

Shadi Zaki, applicant, provided additional information, specifically noting that the franchisee determined the location for the facility.

Chair Blair opened the meeting for public comment. Hearing no comments from the public, Chair Blair closed the public hearing.

Commissioner Hallin made a motion to approve **CUP08-191, Tutor Time (Marley Park Promenade)**, and adopt staff's findings, subject to stipulations 'a' and 'b.' Vice Chair Somers seconded the motion. The motion passed with a vote of 7 ayes.

OPEN CALL TO PUBLIC

Chair Blair called to the public to discuss any issues not noted on the agenda. Hearing no comments from the public, Chair Blair closed the call to the public.

CURRENT EVENTS REPORT:

Chair Blair announced that she will be in 'jail' for Jerry's kids on December 9, and asked for everyone's support to bail her out.

Commissioner Hallin stated that he did attend the open house and commended staff for an excellent job.

CONSIDERATION AND ACTION TO HOLD AN EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03(A)(3), the Planning and Zoning Commission may go into executive session with the City Attorney for legal advice on any item listed on the agenda.

No request was made to call for an executive session.

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the regular Planning and Zoning Commission meeting at 6:29 p.m.

STAFF PRESENT:

Community Development Director Jeff Mihelich, City Attorney Misty Leslie, Planning Manager Berrin Nejad, Senior Planner Dennis Dorch, Planner Bart Wingard, Planner Adam Copeland, Building Safety Assistant Mary Casagrande, and Planning and Zoning Commission Secretary Carol Dager.

COUNCIL MEMBERS PRESENT: None

Jeffrey J. Mihelich, Director
Community Development Department

Jan Blair, Chair
Planning and Zoning Commission