CITY OF SURPRISE

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

November 18, 2008

REGULAR MEETING MINUTES

CALL TO ORDER

Vice Chair Steve Somers 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, November 18, 2008.

ROLL CALL

In attendance with Vice Chair Somers were Commissioners Ken Chapman, John Hallin, Rob Rein and Fred Watts. (Chair Blair and Commissioner Bieniek were absent).

PLEDGE OF ALLEGIANCE

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Community Development Director Jeff Mihelich stated that there are two open house meetings scheduled for December. The first meeting is in regards to proposed changes to the village boundaries. This will be a public input session and will be held on Monday, December 1, 2008 at Rio Salado Community College from 3 to7 p.m. The second meeting is a beautification project, for landscaping, lighting, and bridge enhancements to Loop 303 and will take place on Tuesday, December 9, 2008 at Rio Salado Community College from 6:30 to 8:30 p.m.

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.** Commissioner Rein seconded the motion. The motion passed with a vote of 5 ayes (Blair, Bieniek absent).

- **Item 2***: **Planning and Zoning Commission Minutes for November 18, 2008.**

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 3: CUP08-129 – Consideration and Action – Wendy's**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **CUP08-129, Wendy's**, subject to stipulations 'a' and 'b.'

In response to Commissioner Hallin, Planner Copeland stated that the residential lots across the street from Cactus are more than 400 feet from the project.

In response to Commissioner Watts, Planner Copeland stated that there will be landscaping, a three-foot screen wall, and an existing building that will help buffer noise and light from the surrounding residential areas.

In response to Commissioner Rein, Planner Copeland stated that the right-of-way on Cactus Road is 110 feet from curb to curb with an additional 20-foot landscape buffer on the south side of Cactus Road. On the north side of Cactus Road there is a 50-foot landscape buffer.

In response to Commissioner Chapman, Planner Copeland stated that the site plan allows for stacking of five cars from the speaker and six cars to the window.

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

Commissioner Rein made a motion to **approve CUP08-129, Wendy's,** and adopt staff's findings, subject to stipulations 'a' and 'b.' Commissioner Watts seconded the motion. The motion passed with a vote of 5 ayes (Blair, Bieniek absent).

- **Item 4: PADA08-126 – Consideration and Action – Sierra Montana Crossing Sign Program**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **PADA08-126, Sierra Montana Crossing Sign Program**, subject to stipulations 'a' and 'b.'

Charlie Gibson, Bootz and Dukes Sign Company, stated that he has concerns about staff's request to reduce the number of signs for the project. This site contains a 75-foot landscape easement and a building set back of 100 feet. This makes it difficult for smaller tenants to have viability within the shopping center and visibility from the street. Without the sign representation, it may result in many vacant buildings.

In response to Commissioner Chapman, Mr. Gibson stated that the original site plan contains a total of six monument signs; four along Cotton Lane and two along Greenway Road. Planner Copeland stated that if the commission approves the project tonight, with the recommended stipulations, this project would have three monument signs on Cotton Lane and one monument sign on Greenway Road.

In response to Commissioner Hallin, Director Mihelich stated that if the commission feels that there are still too many signs on the site, then a motion can be made to further reduce the number along the arterials. Each retailer can still have wall signage on the front of their store. Commissioner Hallin stated that small businesses don't stay in business because of the signs; a powerful anchor store is what helps them to survive.

In response to Commissioner Watts, Planner Copeland stated that the basic criteria for determining the number of signs on a site and where they are located is determined by many factors; including site design, scale of the project, square footage, spacing, height, neighboring areas, and if the project has a second phase.

In response to Commissioner Rein, Planner Copeland stated that a little over 30 tenants will occupy the site.

In response to Commissioner Rein, Mr. Gibson stated that each monument sign contains four smaller panels, which would allow for 24 smaller tenant signs. Planner Copeland stated that with staff's recommendation to remove two monument signs, the smaller panels would be reduced to a total of 16.

In response to Commissioner Rein, Planner Copeland stated that stipulation 'a' states that the square footage of the signage would be measured with a surrounding box around the sign as opposed to each individual letter being measured.

In response to Commissioner Rein, Planner Copeland stated that the frontage along this project is 1200 feet.

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

Commissioner Chapman made a motion to **approve PADA08-126, Sierra Montana Crossing Sign Program,** and adopt staff's findings, subject to stipulations 'a' and 'b.' Commissioner Watts seconded the motion. The motion passed with a vote of 4 ayes and 1 nay (Rein). (Blair, Bieniek absent).

Commissioner Rein stated that aesthetically this is a mistake with the three signs on Cotton Lane. Feels the anchor tenants will bring the traffic into the center and this is too many signs.

OPEN CALL TO PUBLIC

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

CURRENT EVENTS REPORT:

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, Vice Chair Somers adjourned the regular Planning and Zoning Commission meeting, Tuesday, November 18, 2008, at 6:48 p.m.

STAFF PRESENT:

Community Development Director Jeff Mihelich, Assistant City Attorney Misty Leslie, Planning and Development Services Manager Berrin Nejad, Fire Marshal Doug Helbig, Senior Planner Dennis Dorch, Senior Planner Janice See, Planner Adam Copeland, and Planning and Zoning Commission Secretary Debbie Perry.

COUNCIL MEMBERS PRESENT: None

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Jeffrey J. Mihelich, Director
Community Development Department

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Steve Somers, Vice Chair
Planning and Zoning Commission