CITY OF SURPRISE

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

October 21, 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, October 21, 2008.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Senior Planner Dennis Dorch stated that through the holidays we will hold only one Planning and Zoning Commission meeting per month.

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

- **Item 2***: **Planning and Zoning Commission Minutes for October 7, 2008.**

AGENDA ITEMS REMOVED FROM CONSENT

- **Cancel November 18 and December 16, 2008 Planning and Zoning Commission Meeting.**

There was some discussion regarding cancellation of the meeting scheduled for Tuesday, November 4 due to Election Day rather than cancelling the November 18 meeting.

Commissioner Hallin made a motion to **cancel November 4 and December 16, 2008 Planning and Zoning Commission Meeting.** Vice Chair Somers seconded the motion. The motion passed with a vote of 5 ayes (Rein, Watts absent).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 3: CUP08-139 – Consideration and Action – Arco AM/PM**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **CUP08-139, Arco AM/PM**, subject to stipulations ‘a’ and ‘b.’

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

Vice Chair Somers made a motion to **approve CUP08-139, Arco AM/PM,** and adopt staff’s findings, subject to stipulations ‘a’ and ‘b.’ Commissioner Bieniek seconded the motion. The motion passed with a vote of 5 ayes (Rein, Watts absent).

- **Item 4: RS01-097 – Consideration and Action – Patch Westview Estates Rural Subdivision**

Planner Lance Ferrell presented the project to the Commission. Staff recommended approval of **RS01-097, Patch Westview Estates Rural Subdivision**, subject to stipulations ‘a’ through ‘f.’

Planner Ferrell requested that stipulation ‘g’ be added to state: Show and/or describe the water supply for fire protection, and/or alternatives, if a water supply is not available, the type of alternate water supply and method of containment, fire pump, electricity, and backup power supply, access, and addressing.

In response to Commissioner Chapman, Planner Ferrell stated that the 2002 agenda was provided by the applicant for additional information. This project was approved in 2002; however, it did not get recorded with Maricopa County due to an issue with the Mylars. Due to the amount of time that has passed, the city decided the applicant needed to go through the approval process again.

In response to Commissioner Chapman, Planner Ferrell stated that the flood plains have been reviewed and approved. When a developer is in a flood area, in some situations, building can be completed but the foundation needs to be elevated. Future buyers of these lots will have full disclosure of the area.

In response to Chair Blair, Planner Ferrell stated that the applicant is planning on moving forward on some of the lots right away.

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

Commissioner Bieniek made a motion to **approve RS01-097, Patch Westview Estates Rural Subdivision,** and adopt staff’s findings, subject to stipulations ‘a’ through ‘g,’ as amended. Commissioner Hallin seconded the motion. The motion passed with a vote of 5 ayes (Rein, Watts absent).

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:

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, Tuesday, October 21, 2008, at 6:12 p.m.

STAFF PRESENT:

Assistant City Attorney Jim Gruber, Fire Marshal Doug Helbig, Senior Planner Dennis Dorch, Planner Adam Copeland, Planner Lance Ferrell 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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Jan Blair, Chair
Planning and Zoning Commission