CITY OF SURPRISE

PLANNING AND ZONING COMMISSION

12425 West Bell Road, Suite D-100

Surprise, Arizona 85374

February 5, 2008

REGULAR MEETING MINUTES

CALL TO ORDER:

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at the Surprise City Hall, 12425 West Bell Road, Suite D100, Surprise, Arizona 85374, on Tuesday, February 5, 2008.

ROLL CALL:

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

PLEDGE OF ALLEGIANCE

ELECTION OF VICE CHAIRMAN:

Commissioner Rein made a motion to nominate Commissioner Somers as Vice Chairman of the Planning and Zoning Commission**.** Commissioner Chapman seconded the motion. The motion passed with a vote of 6 ayes and 1absent (Watts).

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT REPORT:

Assistant City Manager Rice announced that there are six candidates for the community development director position who will be interviewed on February 14, 2008.

Senior Planner Dennis Dorch provided an overview of Community Development's current major projects: Prasada, Cactus Power Center, Vestar, Prasada Lakes (Fulton Homes), Dysart District high school, car dealerships, Marley Park, Stadium Village, and Surprise Pointe. He also pointed out some of the projected tenants within many of these projects.

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.

ITEMS REMOVED FROM CONSENT AGENDA

- **Item 2***: **Planning and Zoning Commission Minutes for January 15, 2008.**

Commissioner Somers made a motion to **approve the January 15, 2008 Planning and Zoning Commission Minutes.** Commissioner Hallin seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Watts).

- **Item 3*: SP07-342 – Consideration and Action – Ham, Inc. ,** stipulations ‘a’ through ‘h.’

In response to Chair Blair, the applicant explained that the company will be manufacturing high-end precision medical scientific equipment. The company will initially have six employees and could have the potential to grow to over 200 employees; such as, engineers, draftsman, and machinists.

Commissioner Hallin made a motion to **approve SP07-342, Ham, Inc., subject to stipulations ‘a’ through h.”** Commissioner Somers seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Watts).

- **Item 5*: SP07-251 – Consideration and Action – Canyon Pipe and Supply,** stipulations ‘a’ through ‘h.’

Commissioner Hallin made a motion to **approve SP07-251, Canyon Pipe and Supply, subject to stipulations ‘a’ through h.”** Commissioner Rein seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Watts).

- **Item 6*: SP06-364 – Consideration and Action – Arizona Federal Credit Union – Surprise Branch,** stipulations ‘a’ through ‘i.’

In response to Commissioner Bieniek, Planner Neal explained that the developer has agreed to construct a right-hand turn lane.

In response to Chair Blair’s concern about only two handicapped parking spaces at this location, Planner Neal indicated that during the building permit process, there can be a stipulation added to include additional handicapped parking spaces which would be above the requirement.

Commissioner Somers made a motion to **approve SP06-364, Arizona Federal Credit Union – Surprise Branch, subject to stipulations 'a' through i."** Commissioner Bieniek seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Watts).

· **Item 4*: SP07-339 – Consideration and Action – Surprise Professional Village,** stipulations 'a' through 'h.'

Commissioner Hallin made a motion to **continue SP07-339, Surprise Professional Village, to March 4, 2008.** Commissioner Somers seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Watts).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

Item 7: PP06-405 – Consideration and Action – Asante Phase 2 Unit 14

Planner Lance Ferrell presented the project to the Commission. Staff recommended approval of **PP06-405, Asante Phase 2 Unit 14**, subject to stipulations 'a' through 'i.'

In response to Commissioner Rein, **Scott Switzer, Lennar Homes**, explained that there will be future connectivity to this project from the Jomax alignment with two points of ingress/egress.

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

Commissioner Somers made a motion to **approve PP06-405, Asante Phase 2 Unit 14**, **subject to stipulations 'a' through 'i.'** Commissioner Hallin seconded the motion. The motion passed with a vote of 6 ayes and 1absent (Watts).

OPEN CALL TO PUBLIC:

Chairman Blair called to the public to discuss any issues not noted on the agenda.

Hearing no comments from the public, Chairman Blair closed the call to the public.

CURRENT EVENTS REPORT: None

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, Chairman Blair adjourned the regular Planning and Zoning Commission meeting, Tuesday, February 5, 2008, at 6:34 p.m.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT REPORT:

STAFF PRESENT:

Assistant City Attorney Jim Gruber, Fire Marshall Doug Helbig, Assistant Fire Chief Clint Mills, City Engineer Tracy Eberlein, City Planner Adam Copeland, City Planner Lance Ferrell, City Planner Bart Wingard, City Planner David Neal, City Planner Dennis Dorch, Planning & Development Services Manager Berrin Nejad, and Planning and Zoning Commission Secretary Carol Dager.

COUNCIL MEMBERS PRESENT: None

Kathy S. Rice, Acting Director

Community Development Department

Jan Blair, Chairman

Planning and Zoning Commission