

CITY OF SURPRISE

PLANNING AND ZONING COMMISSION 16000 North Civic Center Plaza Surprise, AZ 85374

November 20, 2014

MEETING MINUTES

CALL TO ORDER

Vice Chair Steve Somers called the Planning and Zoning Commission Meeting to order at 6 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, November 20, 2014.

ROLL CALL

In attendance with Vice Chair Somers were Commissioners Ken Chapman, Dennis Smith and Peter Pervi. Commissioners Matthew Bieniek and Jerry Hoyler were absent.

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Long Range Planning Manager Lloyd Abrams announced and welcomed the new Community Development Director Eric Fitzer and Administrative Specialist Heather Donaldson.

CALL TO THE PUBLIC

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

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.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING

- **Item 1: Nomination and selection of the Planning and Zoning Commission Chair.**

Commissioner Chapman nominated Steve Somers. No other nominations were made.

Commissioner Smith made a motion to elect Steve Somers to the position of **Planning and Zoning Commission Chair**. Commissioner Chapman seconded the motion. The motion passed with a vote of 4 ayes, 2 absent (Bieniek, Hoyler) and 1 vacancy.

- **Item 2: Nomination and selection of the Planning and Zoning Commission Vice Chair.**

Commissioner Chapman expressed interest in the position.

Commissioner Pervi made a motion to nominate Ken Chapman to the position of **Planning and Zoning Commission Vice Chair**. Commissioner Smith seconded the motion. The motion passed with a vote of 4 ayes, 2 absent (Bieniek, Hoyler) and 1 vacancy.

- **Item 3: Consideration and Action – Planning and Zoning Commission Minutes for October 2, 2014**

Commissioner Smith made a motion to approve the **Planning and Zoning Commission Minutes for October 2, 2014**. Commissioner Chapman seconded the motion. The motion passed with a vote of 4 ayes, 2 absent (Bieniek, Hoyler) and 1 vacancy.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 4: FS14-381 - Consideration and Action – West Point Town Center Parcel 12 Minor General Plan Amendment**

Planner Robert Kuhfuss presented the project to the Commission. Staff recommended approval of a minor General Plan Amendment for **West Point Towne Center Parcel 12**.

The Commission had some discussion regarding

- Connectivity to the adjacent center to the north
- Signal on Grand Avenue
- Business operations of the school; hours, student count, parking
- Alignment of drive aisle to the south of the project

Transportation Planning Manager Martin Lucero gave a brief presentation in response to Commission questions regarding turning movements and traffic.

Chair Somers opened the Call to the Public.

Alan Beaudoin, representing the applicant, spoke in favor of the project.

Steven Welch, representing West-MEC, spoke in favor of the project.

Hearing no comments, Chair Somers closed the Call to the Public

Additional discussions were held regarding:

- Lighting
- Speed control within drive aisles
- Construction timing

Commissioner Pervi made a motion to recommend approval to the Mayor and Council **a minor amendment to the General Plan 2035 Land Use Map** for the area located at the southwest corner of Grand Avenue and Dysart Road to change from medium density residential to commercial zoning, and to adopt findings as listed in the staff report. Commissioner Smith seconded the motion. The motion passed with a vote of 4 ayes, 2 absent (Bieniek, Hoyler) and 1 vacancy.

- **Item 5: FS14-381 - Consideration and Action – West Point Town Center Parcel 12 Major Zoning Amendment**

Planner Robert Kuhfuss presented the project to the Commission. Staff recommended approval of a major Zoning Amendment for **West Point Towne Center Parcel 12**.

Chair Somers opened the Call to the Public. Hearing no comments, Chair Somers closed the Call to the Public

Commissioner Chapman made a motion to recommend approval to the Mayor and Council **a major zoning amendment for West Point Towne Center Planned Area Development, changing parcel 12**, from medium density residential to commercial zoning.to adopt findings and conditions “a” and ‘b’ as listed in the staff Report. With the addition of condition ‘c’ requiring a revised narrative that captures the changes to Table1 and Table 2, and adding a new Section 4.5.3 as presented by staff. Commissioner Pervi seconded the motion. The motion passed with a vote of ayes, 1 absent (Bieniek) and 1 vacancy.

OTHER BUSINESS

- **Item 6: Future Agenda Items**

ADJOURNMENT

Hearing no further business, Chair Somers adjourned the Planning and Zoning Commission meeting at 7:07 p.m.

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, Community Development Assistant Director Chris Boyd, Long Range Planning Manager Lloyd Abrams, Transportation Planning Manager Martin Lucero, Planner Robert Kuhfuss, Administrative Specialist Heather Donaldson and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT:

Lloyd Abrams
Long Range Planning Manager

Steve Somers, Chair
Planning and Zoning Commission

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: _____
Deb Perry, Commission Secretary

DATE: _____