

CITY OF SURPRISE

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

August 7, 2014

MEETING MINUTES

CALL TO ORDER

Chair Jan Blair 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, August 7, 2014.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Long Range Planning Manager Lloyd Abrams introduced the two new Planners that joined Community Development; Jackie Keller and Rob Kuhfuss.

CALL TO THE PUBLIC

Chair Blair called to the public to discuss any issues not noted on the agenda. Hearing no comments, Chair Blair 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: Consideration and Action – Planning and Zoning Commission Work Session Minutes for July 10, 2014**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Work Session Minutes for July 10, 2014**. Chair Blair seconded the motion. The motion passed with a vote of 3 ayes, 1 abstain (Bieniek) 3 absent (Somers, Hoyler, Pervi).

- **Item 2: Consideration and Action – Planning and Zoning Commission Meeting Minutes for July 10, 2014**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Meeting Minutes for July 10, 2014**. Commissioner Smith seconded the motion. The motion passed with a vote of 3 ayes, 1 abstain (Bieniek) 3 absent (Somers, Hoyler, Pervi).

- **Item 3: FS14-214 - Consideration and Action – Fellowship Square Sorpresa**

Transportation Planning Manager Martin Lucero presented the project to the Commission. Staff recommended approval of **a site plan for Fellowship Square Sorpresa**.

Commissioner Chapman asked about the privacy of the neighbors with the tall buildings so close to existing residential. **Stephanie Rowe, representing applicant**, stated that the building is a three-storey building and stated that there are tall trees that will help provide a buffer to protect the privacy of the neighbors.

Commissioner Bieniek made a motion to approve **a site plan for Fellowship Square Sorpresa** and to adopt findings, as listed in the staff report. Commissioner Smith seconded the motion. The motion passed with a vote of 4 ayes and 3 absent (Somers, Hoyler, Pervi).

- **Item 4: - Consideration and Action – City of Surprise Access Management Plan**

Transportation Planning Manager Martin Lucero presented the project to the Commission. Staff recommended approval of the **City of Surprise Access Management Plan**.

Commissioner Smith made a motion to recommend approval to the Mayor and Council the **City of Surprise Access Management Plan**. Commissioner Chapman seconded the motion. The motion passed with a vote of 4 ayes and 3 absent (Somers, Hoyler, Pervi).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 5: FS14-191 - Consideration and Action – Federico's Restaurant**

Planner Hobart Wingard presented the project to the Commission. Staff recommended approval of **a conditional use permit for Federico's Restaurant**.

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

Commissioner Bieniek made a motion to recommend approval to the Mayor and Council the **City of Surprise Access Management Plan** and to adopt findings as listed in the staff report. Commissioner Chapman seconded the motion. The motion passed with a vote of 4 ayes and 3 absent (Somers, Hoyler, Pervi).

- **Item 6: FS14-141 - Consideration and Action – Quick N Clean Car Wash**

Long Range Planning Manager Lloyd Abrams introduced the project to the commission. He stated that it was necessary to revise condition 'a' to read:

- a) The approval of the conditional use permit for Quick N Clean Car Wash is to be deemed denied unless City Council approval of the final plat.

Transportation Planning Manager Martin Lucero presented the project to Commission. Staff recommended approval of **a conditional use permit for Quick N Clean Car Wash.**

Commission had questions and discussion regarding:

- Circulation of the site
- Traffic concerns from 115th Avenue cutting through access road to the north of the project
- Access to and from the site from Bell Road

Chair Blair opened the Call to the Public. Hearing no comments, Chair Blair closed the call to the public.

Commissioner Bieniek made a motion to approve **a conditional use permit for Quick N Clean Car Wash** and to adopt findings as listed in the staff report and conditions as amended. Commissioner Smith seconded the motion. The motion passed with a vote of 4 ayes and 3 absent (Somers, Hoyler, Pervi).

OTHER BUSINESS

- **Item 7: Future Agenda Items**

The Commission held a brief discussion on items they would like to see for Work Session:

- Process for site plan, conditional use permits, and final plat approvals.
- Information provided in agenda packets and staff reports to ensure receiving information needed to for Commission to thoroughly review.

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the Planning and Zoning Commission meeting at 7:00 p.m.

STAFF PRESENT:

Interim Community & Economic Development Director Chris Boyd, Deputy City Attorney Julie Kriegh, Long Range Planning Manager Lloyd Abrams, Transportation Planning Manager Martin Lucero, Planner Bart Wingard, Planner Rob Kuhfuss, Planner Jackie Keller, Legal Intern Hobie Wingard, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT:

Lloyd Abrams
Long Range Planning Manager

Jan Blair, 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: _____