

CITY OF SURPRISE

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

July 10, 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, July 10, 2014.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

GIS Division Manager Lloyd Abrams stated that the recruitment for the Community Development Director did not produce a successful candidate and that the City Manager would be looking to hire a second Assistant City Manager who will then go back out for the recruitment of both the Community Development and Economic Development Directors.

Mr. Chris Boyd will continue to be the interim Community Development Director and that he would be the Long Range Planning Manager. In addition, the City hired two new planners that will begin work on 21st of July.

Dutch Bros. received and conditional C of O and opened on June 20th.

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

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 1: Consideration and Action – Planning and Zoning Commission Minutes for June 5, 2014**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for June 5, 2014**. Vice Chair Somers seconded the motion. The motion passed with a vote of 5 ayes 2 absent (Bieniek, Smith).

- **Item 2: FS14-168 - Consideration and Action – Wireless Communication Facility at New Song Methodist Church**

Planner Hobart Wingard presented the project to the Commission. Staff recommended approval of **a conditional use permit for a Wireless Communication Facility at New Song Methodist Church**.

Chair Blair opened for public comment

David Stevens, resident, asked if there would be any electronic interference to residential electronics. **Steve Olsen, representing the applicant**, stated that the facility has been in operation for five years and they are not aware of any interference with residential items.

Chair Blair closed the call to the public

Commissioner Pervi made a motion to approve **a conditional use permit for a Wireless Communication Facility at New Song Methodist Church** and to adopt findings, as listed in the staff report. Commissioner Chapman seconded the motion. The motion passed with a vote of 5 ayes and 2 absent (Bieniek, Smith).

- **Item 3: FS12-168 - Consideration and Action – Mariposa Acres**

Planner Hobart Wingard presented the project to the Commission. Staff recommended approval of **a site plan and rezone for Mariposa Acres**

Chair Blair asked if there was anyone that would be living on the premises. **Eugene Stumvoll, applicant**, stated that the second level is a small apartment for an onsite nurse that will be living there in the evenings. The facility will also employ a full-time onsite manager that will be living in the two bedroom apartment that is also part of the complex.

The Commission also had questions regarding:

- Security
- Existing use on site

Chair Blair opened for public comment

Charlotte Waddle, resident, spoke regarding the project.

Jean Poe, resident, spoke in opposition of the project.

Eugene Stumvoll, applicant, spoke in support of the project.

Chair Blair closed the call to the public.

Vice Chair Somers made a motion to recommend approval to the Mayor and Council a rezone of the property from Rural Residential to Medium Density Residential AND to approve a site plan for **Mariposa Acres**, subject to conditions 'a' and 'b' and adopt the findings as presented in the staff report. Commissioner Pervi seconded the motion. The motion passed with a vote of 4 ayes, 1 nay (Blair) and 2 absent (Bieniek, Smith).

OTHER BUSINESS

- **Item 4: Discussion Only – Access Management Plan**

Transportation Planning Manager Martin Lucero presented the draft plan to the Commission.

- **Item 5: Future Agenda Items**

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the Planning and Zoning Commission meeting at 6:55 p.m.

STAFF PRESENT:

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

COUNCIL MEMBERS PRESENT: Councilman Todd Tande

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: _____