

CITY OF SURPRISE

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

June 5, 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, June 5, 2014.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

GIS Division Manager Lloyd Abrams stated that staff is recruiting for both the Planner and Community Development Director positions and updates will be brought forward to Commission.

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 Minutes for May 1, 2014**

Commissioner Bieniek made a motion to approve the **Planning and Zoning Commission Minutes for May 1, 2014**. Commissioner Chapman seconded the motion. The motion passed with a vote of 5 ayes 2 abstain (Hoyler, Smith).

- **Item 2: FS13-155 - Consideration and Action – West Valley Bible Church**

Planner Hobart Wingard presented the project to the Commission. Staff recommended approval of **a site plan for West Valley Bible Church.**

Commission had discussion and questions regarding:

- Ingress and egress from the site
- Traffic flow
- Circulation

Vice Chair Somers made a motion to approve **a site plan for West Valley Bible Church** and to adopt findings, as listed in the staff report. Commissioner Smith seconded the motion. The motion passed with a vote of 7 ayes.

- **Item 3: FS14-085 - Consideration and Action – Sierra Montana Phase 1 North Lot G**

Planner Vamshee Kovuru presented the project to the Commission. Staff recommended approval of **a preliminary plat for Sierra Montana Phase 1 North Lot G.**

Commission had questions regarding:

- Homes to be built; one or two-storey
- Bike lanes on Cotton Lane
- Pedestrian connectivity
- HOA requirements

Chair Blair opened for public comment

Mary Arend, resident, stated that the project is not part of the existing home owner's association in the area but that it is important that these homes follow the same guidelines for consistency.

Chair Blair closed the call to the public.

The following conditions were added:

- b) Include pedestrian access from Lisbon Lane into the adjoining community.
- c) Create a Home Owners Association (HOA) in compliance with Sierra Montana PAD and city HOA requirements.

Commissioner Bieniek made a motion to approve **preliminary plat for Sierra Montana Phase 1 North Lot G** and to adopt findings and condition 'a' through 'c', as amended, as listed in the staff report. Commissioner Pervi seconded the motion. The motion passed with a vote of 7 ayes.

- **Item 4: FS14 - 103 - Consideration and Action – Christ’s Church of the Valley**

Planner Hobart Wingard presented the project to the Commission. Staff recommended approval of **an amendment to the master site plan, phasing plan, and Phase A site plan for the Christ Church of the Valley.**

The commission had some discussion regarding Bullard Avenue improvements.

Commissioner Pervi made a motion to approve **an amendment to the master site plan, phasing plan, and Phase A site plan for the Christ Church of the Valley** and to adopt findings and conditions ‘a’ through ‘d,’ as listed in the staff report. Commissioner Bieniek seconded the motion. The motion passed with a vote of 7 ayes.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 5: FS14-079 - Consideration and Action – Greenway Marketplace Shops 2**

Planner Vamshee Kovuru presented the project to the Commission. Staff recommended approval of **a major site plan and conditional use permit for Greenway Marketplace Shops 2 that includes a drive-through Dairy Queen Restaurant.**

The commission had questions and discussed:

- Hours of operation
- Deliveries and loading of adjacent businesses
- Southwest drive aisle access from Reems Road

The following conditions were added:

- d) Straighten drive way entrance on the south parking lot access from Reems Road and waive city parking requirements, if applicable.
- e) Relocate the stop sign to precede the walk way in the drive through lane.

Commission discussed that the back of the building faced Greenway and requested architecture or enhancements be made.

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.

Commissioner Chapman made a motion to approve **a major site plan and conditional use permit for Greenway Marketplace Shops 2** and to adopt findings and conditions ‘a’ through ‘e,’ as amended, as listed in the staff report. Vice Chair Somers seconded the motion. The motion passed with a vote of 7 ayes.

OTHER BUSINESS

- **Item 6: Future Agenda Items**

Development Tools Work Session will be rescheduled until July 10th at 5 p.m.

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the Planning and Zoning Commission meeting at 7:08 p.m.

STAFF PRESENT:

Interim Community & Economic Development Director Chris Boyd, Deputy City Attorney Julie Kreigh, GIS Division Manager Lloyd Abrams, Transportation Planning Manager Martin Lucero, Planner Hobart Wingard, Planner Vamshee Kovuru, Legal Intern Hobie Wingard ,and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT: None

Lloyd Abrams, GIS Division 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: _____