

CITY OF SURPRISE

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

April 3, 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, April 3, 2014.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Acting Planning Manager Nichole McCarty stated that Commission has been invited to attend two upcoming Council Work Sessions. Both the May 6, 2014 and May 20, 2014 meetings will take place at 4 p.m in Council Chambers.

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 March 6, 2014**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for March 6, 2014**. Commissioner Smith seconded the motion. The motion passed with a vote of 5 ayes, 1 abstain (Hoyler) and 1 absent (Bieniek).

Item 2: FS13-552 - Consideration and Action – Cobalt Rehabilitation Hospital of West Valley.

Assistant Planner Sergio Angulo presented the project to the Commission. Staff recommended approval of **FS13-552, a site plan for Cobalt Rehabilitation Hospital of West Valley**.

Commission had questions and discussion regarding:

- Color palette for outside of structure
- Enhanced architecture on south side
- Deceleration lanes on Bell Road
- Parking

Commission added the following conditions based on staff's recommendation:

- a. 23) Remove notation "Future access to adjacent property."
- f) Easement will be granted to the city for all sidewalks shown on the site plan that are outside of the public right-of-way.
- g) Site plan approval is contingent upon approval of the final plat.

Commissioner Smith made a motion to approve **FS13-552, a site plan for Cobalt Rehabilitation Hospital of West Valley** and to adopt conditions 'a' through 'g', as amended, with the following findings of fact:

1. Staff finds that the proposed Site Plan complies with the Surprise Municipal Code.
2. Staff finds that the proposed Site Plan complies with the Surprise General Plan.

Commissioner Somers seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Bieniek).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

OTHER BUSINESS

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the Planning and Zoning Commission meeting at 6:43 p.m.

STAFF PRESENT:

Interim Community & Economic Development Director Chris Boyd, Deputy City Attorney Donna Bronski, Acting Planning Manager Nichole McCarty, Economic Development Supervisor Mike Hoover, Planner Hobart Wingard, Assistant Planner Sergio Angulo, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT: None

Nichole McCarty, Acting Planning Manager
Community & Economic Development

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: _____