

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

December 17, 2015 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Ken Chapman called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, December 17, 2015.

A. ROLL CALL

In attendance were Chair Ken Chapman, Vice Chair Matthew Keating and Commissioners, Jim Ferguson, Dennis Smith, Shari Martin and Steve Somers. Commissioner Jerry Hoyler was absent.

STAFF PRESENT:

Community Development Director Eric Fitzer, Long Range Planning Manager Lloyd Abrams, Deputy City Attorney Donna Bronski, Planner Hobart Wingard, Planner Robert Kuhfuss, Transportation Planning Manager Martin Lucero and Planning and Zoning Commission Secretary Heather Donaldson.

COUNCIL MEMBERS PRESENT:

None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

Eric Fitzer advised the Commission of the following items:

- There will be a Special City Council meeting taking place this Saturday, December 19th at 9:00 a.m. and the Commission is invited to attend.

CALL TO THE PUBLIC:

None

CONSENT AGENDA:

No Items

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – INTERNAL – Consideration and action on the December 3, 2015 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the December 3, 2015 Planning and Zoning Commission minutes. Commissioner Martin seconded the motion. The motion passed with 6 votes in favor, 1 absence (Hoyler).

Item 2 – DISTRICT 5 – Consideration and action on a Site Plan entitled PHO Litchway Monopalm generally located at the southwest corner of Litchfield Rd. and Statler Blvd. at 13995 West Statler Blvd.

Hobart Wingard, Planner, presented the project to the Commission.

Commissioner Somers made a motion to approve the Site Plan for PHO Litchway Monopalm. Vice Chair Keating seconded the motion. The motion passed with 6 votes in favor, 1 absence (Hoyler).

Item 3 – DISTRICT 4 – Consideration and action pertaining to the City of Surprise Park & Ride Comprehensive Sign Program Site Plan for the City of Surprise Park and Ride facility located at 13359 West Bell Rd., east of the southeast corner of Bell Rd. and Grand Ave.

Hobart Wingard, Planner, presented the project to the Commission.

The Commission discussed:

- Dual sign (visible from front and back)
- Signage visibility as a result of the overpass

Vice Chair Keating made a motion to approve the City of Surprise Park & Ride Comprehensive Sign Program Site Plan. Commissioner Martin seconded the motion. The motion passed with 6 votes in favor, 1 absence (Hoyler).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 4 – DISTRICT 4 – Consideration and action regarding a Conditional Use Permit to allow Caliber Collision, a Vehicle Service-Major Repair Facility in the CRPUD zoning district, generally located west of the southwest corner of Bell Rd. and Dysart Rd.

Robert Kuhfuss, Planner, presented the project to the Commission.

The Commission discussed:

- CR zoning

Chair Chapman opened the call to the public. Hearing no comments, Chair Chapman closed the call to the public.

Commissioner Smith made a motion to approve the proposed Conditional Use Permit subject to stipulations 'a'-i' as listed in the staff report. Commissioner Somers seconded the motion. The motion passed with 6 votes in favor, 1 absence (Hoyler).

Item 5 – INTERNAL – Consideration and action regarding a "Preliminary Plat for Rancho Mercado Unit 1", a 1,897-lot, 19-parcel, 5-phase Preliminary Plat, located in the vicinity of 147th Avenue (Bullard Road) alignment and Happy Valley Road alignment.

Robert Kuhfuss, Planner, presented the project to the Commission.

The Commission discussed:

- The configuration of the modified major arterial
- Possibility of a bike lane added on both sides of Happy Valley Road for full connectivity
- Another roadway for ingress and egress in this part of town

Chair Chapman opened the Call to the Public.

Rich Comroe, Surprise resident, addressed the Commission regarding any consideration given for off road access to state trust lands and whether or not any accommodation would be made for people to cross a major arterial or will it be fenced.

Chair Chapman closed the Call to the Public.

Commissioner Somers made a motion to add a condition 'g' which reads, reduce the center median on Happy Valley Road from 24 to 14 feet and to add a 5 foot bike lane on each side of the roadway. There was no second.

Commissioner Ferguson made a motion to recommend approval to the Mayor and City Council of a Preliminary Plat for Rancho Mercado Unit 1 subject to stipulations 'a'-f' as listed in the staff report. Commissioner Somers seconded the motion. The motion passed with 6 votes in favor, 1 absence (Hoyler).

OTHER BUSINESS:

Item 6 – INTERNAL - Discussion for future agenda items.

None

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 6:50 p.m.

Eric Fitzer
Community Development Director

Ken Chapman
Planning and Zoning Commission Chair

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: _____
Heather Donaldson, Commission Secretary

DATE: _____