

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**November 5, 2015 / 6:00 PM**

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

**CALL TO ORDER.**

Chair Steve Somers 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, October 15, 2015.

**A. ROLL CALL**

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

**STAFF PRESENT:**

Community Development Director Eric Fitzer, Long Range Planning Manager Lloyd Abrams, Deputy City Attorney Donna Bronski, Planner Hobart Wingard 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:

- November 18, 2015 Special Planning and Zoning Commission meeting to take place at 6:00 p.m. at the TechCelerator located at 12425 W Bell Road, Suite D-100 – located in the SE Building
- November 19, 2015 Planning and Zoning Commission meeting to take place at 6:00 p.m. at the TechCelerator located at 12425 W Bell Road, Suite D-100 – located in the SE Building
- 2015 General Plan Summit taking place on Friday, December 4, 2015 in the Community Room at City Hall from 8am to 12pm

- Community Plan Boards and Commissions Conference is taking place at the same time as the 2015 General Plan Summit and therefore Commissioners are asked to attend the Summit in place of the Conference
- Chair and Vice Chair elections are going to be held at the December 3, 2015 meeting – start considering any nominations – self nominations are allowed

#### **CALL TO THE PUBLIC:**

None – (Call to the Public request made after Item #1)

#### **CONSENT AGENDA:**

No Items

#### **REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:**

##### **Item 1 – INTERNAL – Consideration and action on the October 15, 2015 Planning and Zoning Commission minutes.**

Chair Somers made a motion to approve the October 15, 2015 Planning and Zoning Commission minutes with the following amendment: Item #3, 6<sup>th</sup> bullet point will be amended to read; Sphere of influence for City of Surprise to make sure wildlife corridors are protected. Commissioner Keating seconded the motion. The motion passed with 6 yes votes, 1 abstention (Smith)

##### **Item 2 – DISTRICT 2 – Consideration and action on Case FS15-316, a Site Plan entitled “Mainstreet Health and Wellness Suites.”**

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

The Commission discussed:

- Parking calculations

Vice Chair Chapman made a motion to approve a Site Plan for Mainstreet Health and Wellness Suites subject to staff’s recommended conditions 'a' and 'b' as listed in the staff report. Commissioner Ferguson seconded the motion. The motion passed with 7 yes votes.

#### **OTHER BUSINESS:**

##### **Item 3 – INTERNAL - Discussion for future agenda items.**

None

#### **ADJOURNMENT:**

Hearing no further business, Chair Somers adjourned the Planning and Zoning Commission meeting at 6:09 p.m.

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Eric Fitzer  
Community Development Director

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Steve Somers,  
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: 

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Heather Donaldson, Commission Secretary

DATE: 

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