

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**October 15, 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 Jerry Hoyler and Mathew Keating. Commissioner Jim Ferguson arrived at 6:05 p.m. Commissioners Shari C. Martin and Dennis Smith were absent.

**STAFF PRESENT:**

Long Range Planning Manager Lloyd Abrams, Deputy City Attorney Donna Bronski, Community & Recreation Services Assistant Director Donna Miller, Planner Robert Kuhfuss, Planner Hobart Wingard, Project Coordinator Deb Perry and Planning and Zoning Commission Secretary Heather Donaldson.

**COUNCIL MEMBERS PRESENT:**

None

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

Chair Somers advised the Commission that Boy Scout Shane Henson is in the audience and attending this meeting in order to achieve a merit badge for citizenship. Chair Somers asked him to come up to the podium to be recognized.  
(This took place after the Staff Report)

**D. STAFF REPORT**

Lloyd Abrams advised the Commission that the Open Meeting Law Training has been postponed due to City Council's decision to postpone the revised Boards and Commissions Handbook adoption. Commission will be notified of the new date once determined.

## **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 1, 2015 Planning and Zoning Commission minutes.**

Vice Chair Chapman made a motion to approve the Planning and Zoning Commission Minutes for October 1, 2015. Commissioner Keating seconded the motion. The motion passed with 3 yes votes, 1 abstention (Hoyler) and 3 absent (Ferguson, Martin, Smith).

### **Item 2 – DISTRICT 1 – Consideration and action on a Preliminary Plat for Sanverno, a 93-lot, 13 tract residential subdivision in Desert Oasis, Case FS15-190.**

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

The Commission discussed:

- Street widths
- Parking
- Public safety vehicles
- 4 foot landscaping strip between curb and sidewalk which resident is responsible for maintaining
- Enforcement of landscaping – HOA and Property Maintenance Code

Commissioner Hoyler made a motion to recommend approval to the Mayor and City Council the proposed Preliminary Plat for Sanverno and to adopt staff's findings and conditions 'a' through 'e', as listed in the staff report. Commissioner Keating seconded the motion. The motion passed with 5 yes votes and 2 absent (Martin, Smith).

### **Item 3 – CITYWIDE – Presentation and discussion of the Draft Surprise Park and Recreation Master Plan.**

Donna Miller, Community and Recreation Services Assistant Director, introduced Jay Hicks, Partner at Dig Studio, Inc. who presented the project to the Commission.

The Commission discussed:

- Connector trails
- Wildlife Corridor coming out of the White Tanks
- Natural terrain trails
- Connection with Maricopa Trail (mountain biking trail)
- Paralleled systems discussed with AZ Game & Fish
- Fear of influence for City of Surprise

- Implementation plan
- Funding mechanisms
- Commission consensus that this is a great plan and the Community is headed in the right direction

#### **REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:**

##### **Item 4 – DISTRICT 5 – Consideration and action on Case FS15-261, a Conditional use Permit entitled Heritage of Surprise.**

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

The Commission all agreed that this is a good project with attractive architecture.

Chair Somers opened the Call to the Public.

Andy Jochums, Phoenix resident, addressed the Commission and advised that he no longer had any comments to make pursuant to the presentation that was given.

Chair Somers closed the Call to the Public.

Commissioner Keating made a motion to approve the Conditional Use Permit for Heritage of Surprise. Commissioner Hoyler seconded the motion. The motion passed with 5 yes votes and 2 absent (Martin, Smith).

##### **Item 5 – DISTRICT 2 – Consideration and action on Case FS15-238, a Conditional use Permit entitled PHO Cimarron Verizon Monopalm.**

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

Chair Somers opened the Call to the Public. Hearing no comments, Chair Somers closed the Call to the Public.

Vice Chair Chapman made a motion to approve the Conditional Use Permit for PHO Cimarron Verizon Monopalm. Commissioner Hoyler seconded the motion. The motion passed with 5 yes votes and 2 absent (Martin, Smith).

#### **OTHER BUSINESS:**

##### **Item 5 – INTERNAL - Discussion for future agenda items.**

None

#### **ADJOURNMENT:**

Hearing no further business, Chair Somers adjourned the Planning and Zoning Commission meeting at 7:00 p.m.

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Lloyd Abrams  
Long Range Planning Manager

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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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