

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

October 1, 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 1, 2015.

A. ROLL CALL

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

STAFF PRESENT:

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

COUNCIL MEMBERS PRESENT:

None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None

D. STAFF REPORT

Eric Fitzer, Community Development Director, advised the Commission of the Open Meeting Law Training taking place on October 29, 2015 from 6:00-7:30pm in Council Chambers. He also advised the Commission of an upcoming ULI 2015 Board and Commission Conference coming up on December 4th in Phoenix, and he let them know that Texas Roadhouse received its Certificate of Occupancy on September 22nd and should be open for business now.

CALL TO THE PUBLIC:

Connie Whitlock, President of WHAM, advised the Commission that WHAM has signed a 20 year lease with the City for their building located at 16560 North Dysart Road and she asked the Commission to consider any art components included with any rezoning efforts taking place in the Original Town Site.

CONSENT AGENDA:

No Items

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – INTERNAL – Consideration and action on the September 17, 2015 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the Planning and Zoning Commission Minutes for September 17, 2015. Commissioner Martin seconded the motion. The motion passed with 4 yes votes, 1 abstention (Dennis Smith) and 2 absent (Hoyler, Ferguson).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – CITYWIDE – Consideration and action on a Zoning Text Amendment modifying the Surprise Unified Development Code to allow Wireless Telecommunications Facilities to conform to federal regulations and current technology.

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

The Commission discussed:

- Unlicensed wireless services – city regulation
- Appeals to Planning & Zoning Commission
- 150 day application processing limit
- Microwave backhaul definition (to be added)
- Screening of rooftop cell towers at 10 foot height
- Typos on pages 14 and 27

Commissioner Keating made a motion to recommend approval to the City Council of a Zoning Text Amendment to modify the Surprise Unified Development Code to allow Wireless Telecommunication Facilities to conform to federal regulations and current technology and to adopt staff's findings. Commissioner Martin seconded the motion. The motion passed with 5 yes votes and 2 absent (Hoyler, Ferguson).

Item 3 – DISTRICT 4 – Consideration and action recommending to the Mayor and City Council approval of a Zone Change from CR to IP-PUD, CR to CR-PUD, and IP to CR-PUD for the Dysart Subdivision located on the Southwest corner of Bell and Dysart.

Robert Kuhfuss, Planner II, presented the project to the Commission. At this time he presented both items 3 and 4 to the Commission concurrently.

The Commission discussed:

- Eastern part of site reverting back to IP
- Effect of Major General Plan Amendment to this rezone proposal
- Concern regarding what type of business should be located at a gateway into the City
- Possible location of alternative site
- Existing zoning of this site in relation to permitted use
- Possible land locking of adjacent property
- Rezone of IP to CR helpful to the City
- Collision center needed in Surprise
- Employment draw in Surprise
- Possible noise concerns
- Block screening wall on west side of project
- Parapet around sign
- Shared driveway with neighboring property

Chair Somers opened the Call to the Public for both items 3 and 4.

Dori Phillips, Surprise resident, agreed with Chair Somers that the sign located at the top of the building should be boxed off and asked about how the overpass will affect this project.

Chair Somers closed the Call to the Public for both items 3 and 4.

Commissioner Keating made a motion to recommend approval to the City Council of a Zone Change for the Dysart Subdivision subject to stipulations 'a' through 'd' as listed in the staff report. Vice Chair Chapman seconded the motion. The motion passed with 4 yes votes, 1 no vote (Somers) and 2 absent (Hoyler, Ferguson).

Item 4 – DISTRICT 4 – Consideration and action on a Master Site Plan for the Dysart Subdivision located on the Southwest Corner of Bell and Dysart Roads.

Robert Kuhfuss, Planner II, presented the project to the Commission concurrently with item 3 above.

Vice Chair Chapman made a motion to approve a Master Site Plan for the Dysart Subdivision subject to stipulations 'a' through 'i' as listed in the staff report and additional stipulation 'j' to add a four sided parapet wall to look like an enclosed building. Commissioner Smith seconded the motion. The motion passed with 4 yes votes, 1 no vote (Somers) and 2 absent (Hoyler, Ferguson).

OTHER BUSINESS:

Item 5 – INTERNAL - Discussion for future agenda items.

Chair Somers requested that staff offer an orientation meeting for any new Planning & Zoning commissioners.

ADJOURNMENT:

Hearing no further business, Chair Somers adjourned the Planning and Zoning Commission meeting at 7:22 p.m.

Eric Fitzer
Community Development Director

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: _____
Heather Donaldson, Commission Secretary

DATE: _____