CITY OF SURPRISE
PLANNING AND ZONING COMMISSION

MEETING MINUTES

April 2, 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 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, April 2, 2015.

A. ROLL CALL

In attendance were Chair Somers, Vice Chair Ken Chapman and Commissioners Peter Pervi, Dennis Smith, Matthew Bieniek, Jerry Hoyler and Mathew Keating.

STAFF PRESENT:

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

COUNCIL MEMBERS PRESENT:

None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

Community Development Director, Eric Fitzer, advised the Commission of a meeting taking place on April 6, 2015 where the artist, Meg Saligman, for the Bell/Grand Overpass will be presenting artist renderings/concepts for the bridge artwork. He further advised that this information will also be presented to Mayor and Council during the April 7th Council Meeting. He introduced the new City Planner II, Joshua Mike, to the Commission and advised that he came to the City of Surprise from the City of Mesa.

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 March 19, 2015 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the Planning and Zoning Commission Minutes for March 19, 2015. Vice Chair Chapman seconded the motion. The motion passed with 6 yes votes, 1 abstain vote (Commissioner Bieniek).

Item 2 – DISTRICT 5 – Consideration and action regarding a Major Site Plan Amendment for Series 2K Office Building located north of Bell Road and west of Brookside Lane.

Robert Kuhfuss, Planner II, presented the project to the Commission. Architect, Raleigh Hall, addressed the Commission regarding this project and notified them that he would be available for any questions they may have. Property owner, Melanie, advised Commission that they are not looking for retail traffic and therefore they do not want to look identical to the retail property right next door. Staff recommends approval of a Major Site Plan Amendment for Series 2K Office Building.

The Commission discussed:

- Faux stone on pony walls is not necessary and can be eliminated
- Cobblestone preferred for consistency/coherency
- Columns and stacked walls should be painted to match the columns and stacked walls in the rest of the center
- Proposed elevation looks more industrial
- Boundary of where center begins (short walls with Cobblestone sets them currently)
- Input from local patrons – Unique village setting in Surprise
- Commission doesn’t mind the steel in place of wood

Commissioner Keating made a motion to approve a major site plan amendment for Series 2K Office Building based on staff's recommended stipulations 'a' through 'f' as listed in the staff report with the addition of stipulation ‘g’ to remove all ledge stone and to paint the columns and screen walls . Commissioner Smith seconded the motion. The motion passed with 7 yes votes.

Item 3 – CITYWIDE – Presentation and discussion regarding proposed Text Amendment to the Surprise Unified Development Code as it relates to Signs.

Robert Kuhfuss, Planner II, lead a discussion regarding potential revisions to Chapter 113 of the SUDC as it pertains to signs and advised the Commission that staff would like to update the existing Sign Ordinance and reconcile that update with the SUDC update already in progress. Staff is looking for direction from this Commission prior to meeting with City Council and the public in order to create a sign ordinance that is clear and provides the appropriate level of business advertising while maintaining a high level of aesthetics.

The Commission discussed:

- Timeline of this process (steps)
- Page 12, 113-45 – Concerns regarding delivery – Add #4 in that section that it be the sole responsibility of the applicant to maintain current and updated address and contact information with the City for notification purposes
- Directory signs – Point of Clarification on Page 23, # 6 – multi residential developments and multi-tenant facility (what does this mean)
- Page 33 – 113-187 – 'a' and 'g' contradict each other with 'a' stating "a minimum of 100 feet" and 'g' stating "a minimum of 200 feet."
- Whoever has Certificate of Occupancy on record would be noticed
- Site plans required for building signs – site plan has no reference to a wall mounted sign (sign) – hard to get site plan for 30+ year old building for property owner to get sign –
- Digital signs look like a television on a wall vs. a messaging sign which scrolls – don't confuse the two, please add to definitions
- City has no zoning authority over public schools
- ADOT controls distances of signs at freeways
- Sandwich signs/a-frames everywhere tied to stop signs, light poles, etc. – SUDC currently states, sandwich signs except as prohibited in this chapter, and then in the chapter there is no reference to sandwich signs – Need specific regulations of when they are allowed, where they are allowed and what type of signs are allowed (with duration) and what types are not allowed
- Clutter and safety issue of signs everywhere – they are flooding the sidewalks
- Reader panels – we need to control the orientation of the sign; example - AZ Charter Academy sign offensively bright and at odd angle - signs should be perpendicular to road for safety purposes
- Need maximum luminance standard
- Need clarity standard
- Window signs – signs on inside of surface of glass – recommend limiting the amount of signs that can be put in an area (window)
- Freeway signs – maximum height of 80 feet – recommend that they shouldn't be any taller than Prasada project or what is already existing in city

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

None

OTHER BUSINESS:

Item 4 – INTERNAL - Discussion for future agenda items.

No items discussed

ADJOURNMENT:

Hearing no further business, Chair Somers adjourned the Planning and Zoning Commission meeting at 6:52 p.m.

_____
Eric Fitzer
Community Development Director

_____
Steve Somers, 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: _____
Heather Donaldson, Commission Secretary

DATE: _____