

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

January 22, 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, January 8, 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, 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

Community Development Director Eric Fitzer advised the Commission of the General Plan Update, Public Arts Master Plan and Heritage District Overlay public meetings which have taken place and are scheduled to take place. He further advised of a General Plan Update survey as well as the Heritage District survey available on the City of Surprise website.

CALL TO THE PUBLIC:

Chair Somers called to the public to discuss any issues not noted on the agenda. Hearing no comments, Chair Somers closed the call to the public.

- E. All items listed with an asterisk (*) are considered to be routine by the Planning and Zoning Commission and were approved by one motion. There was no separate discussion of these items during this meeting.

CONSENT AGENDA:

No Items

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – INTERNAL - Consideration and action on the January 8, 2015 Planning and Zoning Commission minutes.

Vice Chair Chapman made a motion to approve the **Planning and Zoning Commission Minutes for January 8, 2014**. Commissioner Pervi seconded the motion. The motion passed with 6 yes votes and 1 abstain vote (Hoyler).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – CITYWIDE - Consideration and action on a zoning text amendment regarding the height of structures within the Industrial General (IG/I-2) zoning district.

Hobart Wingard, Planner II, presented the project to the Commission. Staff recommended approval if a zoning text amendment to increase the building height from 60 to 85 feet in Industrial General (IG/I-2) zoning districts and to include Regional Commercial (CR/C-3) Zoning Districts within the Employment Character Pattern.

The Commission had some discussion regarding:

- Occupancy
- Fire Department report of risk factors
- Tabular formula explanation
- Setbacks
- Ordinance

Commissioner Bieniek made a motion to recommend approval to the City Council of a zoning text amendment regarding the height of structures within the Industrial General (IG/I-2) zoning district and the inclusion of Regional Commercial (CR/C-3) Zoning Districts within the Employment Character Pattern. Vice Chair Chapman 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 6:13 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: _____