CITY OF SURPRISE
PLANNING AND ZONING COMMISSION

MEETING MINUTES

May 5, 2016 / 6:00 PM

COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374

CALL TO ORDER.

Chair Ken Chapman 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, May 5, 2016.

A. ROLL CALL

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

STAFF PRESENT:

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

COUNCIL MEMBERS PRESENT:

None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

None

CALL TO THE PUBLIC:

Debbie Roberts, Sun City West resident, addressed the Commission to request that they change the zoning code to lessen the restrictions for a medical marijuana dispensary.

CONSENT AGENDA:

No Items

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – Internal – Consideration and action pertaining to approval of the April 21, 2016 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the April 21, 2016 Planning and Zoning Commission minutes. Commissioner Somers seconded the motion. The motion passed with 5 votes in favor, 2 abstentions (Jim Ferguson and Jerry Hoyler).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – DISTRICT 1 – Consideration and action regarding a Major PAD Amendment to modify the development standards for Cortana at Desert Oasis at Surprise, a 269-lot medium density residential subdivision.

Lloyd Abrams, Long Range Planning Manager, presented the project to the Commission. Item numbers 2 and 3 were presented concurrently.

The Commission discussed:

- Future plans for 163rd Avenue (access)
- Current traffic counts
- Corrections to minor typos in staff report
- Fire access points
- Setback requirements for garages and houses
- Motor court easements
- Two access points for ingress and egress (preferred)
- Legal left-hand turn into the community
- Trash and recycle containers within the motor court easement
- Safety issues for emergency vehicles (turn-around access)

Commissioner Smith made a motion to recommend approval to the City Council of the Major PAD Amendment for Cortana at Desert Oasis at Surprise subject to stipulations 'a' through 'b' and ‘d’ through ‘e’ as listed in the staff report (eliminating stipulation ‘c’), adding stipulation ‘f’ specific to the one story buildings adjacent to existing residential and adding stipulation ‘g’ to revise all plans and presentation materials to show Maya Way in place of Redbird Lane currently showing. Commissioner Somers seconded the motion. The motion passed with seven votes in favor.

Item 3 – DISTRICT 1 – Consideration and action regarding a Preliminary Plat for Cortana at Desert Oasis at Surprise, a 269-lot medium density residential subdivision.

Item 3 presented with item 2 presentation made by Long Range Planning Manager, Lloyd Abrams.

Vice Chair Keating made a motion to recommend approval to the Mayor and City Council of the proposed Preliminary Plat for Cortana at Desert Oasis at Surprise subject to stipulations 'a' through 'e' as listed in the staff report adding stipulation 'f' providing a legal left-hand turn lane installed along Maya Way along the alignment of North 174th Drive into the Community. Commissioner Somers seconded the motion. The motion passed with seven votes in favor.

Item 4 – DISTRICT 3 – Consideration and action regarding a Rezone/Major PAD Amendment changing the land use/zoning from PAD (Low Density Residential 3.38 DU/Ac) to PAD (Low Density Residential 3.96 DU/Ac) for a 29.55-acre residential subdivision.

Hobart Wingard, Planner, presented the project to the Commission. Item numbers 4 and 5 were presented concurrently.

The Commission discussed:

- Correction to minor typo in staff report
- Revision to Public Engagement Form
- Suggested spelling out the meaning of acronyms in staff reports

Vice Chair Keating made a motion to recommend approval to the Mayor and City Council of the Acoma Court Rezone/Major PAD Amendment subject to stipulations 'a' through 'c' as listed in the staff report. Commissioner Somers seconded the motion. The motion passed with seven votes in favor.

Item 5 – DISTRICT 3 – Consideration and action regarding a 117-Lot Preliminary Plat for Acoma Court.

Item 5 presented with item 4 presentation made by Hobart Wingard, Planner.

Vice Chair Keating made a motion to recommend approval to the Mayor and City Council of the proposed Preliminary Plat for Acoma Court as presented by staff. Commissioner Ferguson seconded the motion. The motion passed with seven votes in favor.

Item 6 – CITYWIDE – Consideration and action of a proposed amendment to the Surprise Municipal Code Chapter 122, Sections 122-56, 122-57, 122-58, 122-59, 122-60, 122-61, 122-62, 122-63, and 122-105 regarding Outdoor Storage, Outdoor Display, and Temporary Uses.

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

The Commission discussed:

- Definition of abandoned trailer and portable trailer
- Line 571 of Legislative Edit should reference no smaller than 12”x12”
- Determination of “Peaceful Assembly”
- Light industrial use of containers for temporary storage – screen walls
- Schools who have containers are protected
- City monitoring of people/business with containers

Commissioner Ferguson made a motion to recommend approval to the Mayor and City Council of the proposed Text Amendment to Chapter 122 of the Surprise Municipal Code 3 relating to Outdoor Storage, Outdoor Display, and Temporary Uses as presented by staff. Commissioner Martin seconded the motion. The motion passed with seven votes in favor.

OTHER BUSINESS:

Item 7 – INTERNAL - Discussion pertaining to future agenda items.

None

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 7:10 p.m.

_____
Eric Fitzer
Community Development Director

_____
Ken Chapman
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: _____