

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

April 21, 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, April 21, 2016.

A. ROLL CALL

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

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, Planner Sergio Angulo, Planner Josh Mike, Planner Robert Kuhfuss, Long Range Planning Manager Lloyd Abrams 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:

None

CONSENT AGENDA:

No Items

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – INTERNAL – Consideration and action pertaining to approval of the April 7, 2016 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the April 7, 2016 Planning and Zoning Commission minutes. Commissioner Martin seconded the motion. The motion passed with 5 votes in favor, 2 absences (Ferguson and Hoyler).

Item 2 – DISTRICT 1 – Consideration and action item regarding a Major Site Plan for Babbo Italian Eatery located on the south side of Bell Road, west side of Sarival Avenue, within the Surprise Village Marketplace PAD zoning district.

Sergio Angulo, Planner, presented the project to the Commission.

The Commission discussed:

- Color of parapet wall(s) to match the building (dark color)
- Patio area (open air with the ability to be enclosed with windows on 3 sides)

Commissioner Keating made a motion to approve the Major Site Plan for Babbo Italian Eatery subject to stipulations 'a'–'d' as listed in the staff report. Commissioner Smith seconded the motion. The motion passed with 5 votes in favor, 2 absences (Ferguson and Hoyler).

Item 3 – DISTRICT 4 – Presentation and discussion regarding an update for the proposed zoning text amendment to establish the Surprise Heritage District and two corresponding overlay zoning districts. Members of the public are encouraged to attend to listen and provide comments.

Josh Mike, Planner, presented the project to the Commission.

The Commission discussed:

- Correction to Staff Report to reflect Original Town Site rather than Surprise Center (typo)
- Garage setbacks
- Landscaping requirements
- List of qualified businesses eligible to receive 100% waiver of building permit fees and building plan review fees
- Property owners opportunity to opt-out of proposed overlay zones and retain current hard zoning and land uses (3 year window)
- Threat of devaluing a business (no threat)
- Land use regulations impact on business (none)
- Outreach support for landscaping requirements (none)
- Result of significant amount of landowners opting out
- Cottage Businesses providing screening from any public area

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

No Items

OTHER BUSINESS:

Item 4 – INTERNAL - Discussion pertaining to future agenda items.

None

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 6:43 p.m.

Eric Fitzer
Community Development Assistant 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: _____