CITY OF SURPRISE
PLANNING AND ZONING COMMISSION

MEETING MINUTES

March 3, 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, March 3, 2016.

A. ROLL CALL

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

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, Long Range Planning Manager Lloyd Abrams, Planner Hobart Wingard, Planner Robert Kuhfuss, Planner Sergio Angulo, Neighborhood Services Program Supervisor Christina Ramirez 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 February 18, 2016 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the February 18, 2016 Planning and Zoning Commission minutes. Vice Chair Keating seconded the motion. The motion passed with 6 votes in favor and 1absence (Ferguson).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – DISTRICT 4 – Consideration and action regarding a Zone Change from CN/RL-5 split zoning to RL-5.

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

Chair Chapman opened the Call to the Public.

David Johnson, Buckeye resident, advised the Commission that the reason there are two zones on one property is because the lot line was illegally removed.

Elodia Fernandez, Surprise resident, expressed concerns regarding excessive noise that could come out of gatherings taking place at the subject property. She asked what consideration would be made regarding noise for surrounding neighbors.

Hearing no further comments, Chair Chapman closed the call to the public.

The Commission discussed:

- Changes to the building
- How late activities will run until
- What types of activities will take place at the facility
- What is planned for in the space at the back of the building
- Neighborhood notification of events which will be taking place at facility

Commissioner Somers made a motion to recommend approval of the proposed Zone change from CN/RL–5 split zoning to RL-5 under case FS15-315 to the City Council. Commissioner Hoyler seconded the motion. The motion passed with 6 votes in favor and 1 absence (Ferguson).

Item 3 – INTERNAL – Consideration and action on funding recommendations for Public Service Activities for the Community Development Block Grant Program Year 2016-17.

Christina Ramirez, Program Supervisor, presented the project to the Commission.

Chair Chapman opened the Call to the Public. Hearing no comments, Chair Chapman closed the call to the public.

The Commission discussed:

- No changes to rubric or funding recommendations

Commissioner Somers made a motion to recommend to the Mayor and City Council the 2016-2017 Community Development Block Grant Public Service Funding recommendations as discussed. Vice Chair Keating seconded the motion. The motion passed with 6 votes in favor and 1 absence (Ferguson).

Item 4 – CITYWIDE – Consideration and action pertaining to funding priorities for the Community Development Block Grant Program Annual Action Plan for 2016 and 2017.

Christina Ramirez, Neighborhood Services Program Supervisor, presented the project to the Commission.

Chair Chapman opened the Call to the Public. Hearing no comments, Chair Chapman closed the call to the public.

The Commission discussed:

- Would the rehabilitation of the TechCelerator be serving low to moderate income families
- Updating of parking areas of the TechCelerator
- Average length of time that startup companies can use the TechCelerator space
- Will funds be used to update existing spaces within the TechCelerator
- How many tenants are there currently in the TechCelerator

Vice Chair Keating made a motion to recommend approval of the 2016-2017 Community Development Block Grant Annual Action Plan funding priorities to City Council. Commissioner Martin seconded the motion. The motion passed with 5 votes in favor, 1 vote against (Smith) and 1 absence (Ferguson).

Item 5 – DISTRICT 4 – Consideration and action pertaining to a Conditional Use Permit for Grand Materials, a 7.38 acre property generally located east of the intersection of Dysart Road and Grand Avenue.

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

Chair Chapman opened the Call to the Public.

Grace Colosimo, Surprise business owner, is the sole owner of a mobile home park adjacent to the subject property. She expressed concerns regarding operating hours of Grand Materials as well as debris left by its employees after they eat lunch outside of the property.

Nick Noghrehchi, Surprise property owner, owns the property across the street from Grand Materials on Cottonwood. He inquired about the entrance into Grand Materials from Cottonwood Street.

Hearing no further comments, Chair Chapman closed the call to the public.

The Commission discussed:

- Material on exterior wall of building
- Additional parking for employees
- Location of Corporate building on property
- Changes to existing landscaping

Commissioner Smith made a motion to approve the Conditional Use Permit for Grand Materials Expansion as presented by staff. Commissioner Somers seconded the motion. The motion passed with 6 votes in favor and 1 absence (Ferguson).

Item 6 – DISTRICT 4 – Consideration and action regarding a Major PAD Amendment/Rezone to the Canyon Ridge West PAD changing the zoning of the property from PAD (High Density Residential 9-22 DU/Ac) to PAD (Community Commercial).

Robert Kuhfuss, Planner, presented the project to the Commission.

Chair Chapman opened the Call to the Public. Hearing no comments, Chair Chapman closed the call to the public.

The Commission discussed:

- Possibility of anything being constructed on the property to the East
- What will be facing Bell Road
- Timing of Flood Control work
- Will easement(s) remain the same
- Will there be sidewalks along Bell and 115th Avenue

Vice Chair Keating made a motion to recommend approval to the City Council of the proposed Major PAD Amendment/Rezone from PAD (High Density Residential 9-22 DU/Ac) to PAD (Community Commercial), subject to stipulations 'a'-'c' as presented by staff.
Commissioner Hoyler seconded the motion. The motion passed with 6 votes in favor and 1 absence (Ferguson).

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 7:27 p.m.

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Eric Fitzer
Community Development Assistant Director

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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: _______________________________