

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

January 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, January 21, 2016.

A. ROLL CALL

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

STAFF PRESENT:

Community Development Director Eric Fitzer, Long Range Planning Manager Lloyd Abrams, Surprise Attorney Ellen Van Riper, Planner Hobart Wingard, Planner Robert Kuhfuss, and Planning and Zoning Commission Secretary Heather Donaldson.

COUNCIL MEMBERS PRESENT:

None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

Eric Fitzer, Director, advised the Commission that the February 4, 2016 Planning & Zoning Commission meeting has been cancelled.

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 January 7, 2016 Planning and Zoning Commission minutes.

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

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – DISTRICT 1 – Consideration and action regarding a Site Plan for Surprise Village Marketplace, Shops D.

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

The Commission discussed:

- Back of building facing Bell Road
- Retention area between Bell Road and building
- Electrical box and personnel door in the West elevation
- Color scheme of North elevation
- Paving of private road
- Possibility of faux storefront on Bell Road

Commissioner Hoyler made a motion to approve the Site Plan for Surprise Village Marketplace, Parcel D. Vice Chair Keating seconded the motion. The motion passed with 5 votes in favor and 2 absences (Ferguson and Martin).

Item 3 – DISTRICT 2 – Consideration and action regarding a Site Plan for Aspen Dental.

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

The Commission discussed:

- Construction timing in relation to Oregano's construction at adjacent site

Vice Chair Keating made a motion to approve the Site Plan for Aspen Dental. Commissioner Hoyler seconded the motion. The motion passed with 5 votes in favor and 2 absences (Ferguson and Martin).

Item 4 – DISTRICT 4 – Consideration and action regarding a Major Site Plan Amendment for O'Reilly Auto Parts.

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

The Commission discussed:

- Possibility of additional building to the South
- Possible parking/fire access implications if there was an additional building to the South
- Placement and ownership of Billboard on property

Vice Chair Keating made a motion to approve the Major Site Plan Amendment for O'Reilly Auto Parts subject to stipulations 'a'-'d' as listed in the staff report. Commissioner Smith seconded the motion. The motion passed with 5 votes in favor and 2 absences (Ferguson and Martin).

OTHER BUSINESS:

Item 5 – INTERNAL - Discussion pertaining to future agenda items.

None

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 6:28 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:
