

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

October 19, 2017 / 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 October 19, 2017.

A. ROLL CALL

In attendance were Chair Ken Chapman, Vice Chair Mitchell Rosenbaum, Commissioners Dennis Smith, Dennis Bash, Matthew Keating, Gisele Norberg and Eric Cultum.

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Ellen Van Riper, Planner Hobart Wingard, Planner Sergio Angulo and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

Chair Chapman opened the call to the public to discuss any items not listed on the agenda.

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action approving the consent agenda as presented.

None.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 1 – Consideration and action on a Preliminary Plat to allow for the development of a single-family residential subdivision in parcels B10 & B11 of the Desert Oasis at Surprise PAD generally located south of Jomax Road and east of 163rd Avenue in Desert Oasis.

Sergio Angulo, Planner, presented item 2 to the Commission.

The Commission discussed item 2:

- Pedestrian trails, open space
- Traffic lanes
- Rip-rap installed in drainage areas

Chair Chapman opened the call to the public.

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

Staff suggest a modification to stipulation C as follows:

The Final Plat of Desert Oasis – Bear Parcel B10 will show a 55' easement for future right-of-way and 8' Public Utility Easements (PUE's) from 163rd Avenue to the proposed development to the east through TRACT A in general conformance with the location identified in Exhibit A. To account for the existing access onto northbound 163rd Avenue from Desert Oasis Parcel B9, the Tract A future local street connection will be limited to right-in, right-out ingress and egress. Within sixty days following the annexation of the Paloma Creek property into the City of Surprise, and City acceptance of Paloma Creek property into the SPA 2 service area the owner shall authorize the formal dedication of public right-of-way and PUE. All costs for said dedications and roadway extension and utilities construction shall be borne by the developer of Paloma Creek.

Commissioner Cultum made a motion to recommend approval to the Mayor and City Council regarding a Preliminary Plat to allow for the development of a single-family residential subdivision in parcels B10 & B11 of the Desert Oasis at Surprise PAD generally located south of Jomax Road and east of 163rd Avenue in Desert Oasis, subject to stipulations 'A' through 'D' as listed in the staff report with modifications as stated by staff. Vice Chair Rosenbaum seconded the motion. The motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 3 – District 1 – Presentation and action approving an Amended Site Plan for Word of Life Church located on the southwest corner of Bell Road and 175th Avenue within the Surprise Farms Planned Area Development (PAD).

Hobart Wingard, Planner, presented item 3 to the Commission.

The Commission discussed item 3:

- Capacity of building

Vice Chair Rosenbaum made a motion to approve an Amended Site Plan for Word of Life Church located on the southwest corner of Bell Road and 175th Avenue within the Surprise Farms PAD. Commissioner Bash seconded the motion. The motion passes with 7 votes in favor.

Item 4 – District 4 – Consideration and action on the Site Plan for a Comprehensive Sign Program to allow for an increase of allowable wall signage on the east, west, and south elevations of the Scooter’s Coffee building generally located south of Bell Road and east of Crossroads Boulevard.

Sergio Angulo, Planner, presented item 4 to the Commission.

The Commission discussed item 4:

- Sign size
- Sign restrictions

Commissioner Norberg made a motion to approve the Site Plan for a Comprehensive Sign Program to allow for an increase of allowable wall signage on the east, west and south elevations of the Scooter’s Coffee building generally located south of Bell Road and east of Crossroads Boulevard. Commissioner Keating seconded the motion. The motion passes with 7 votes in favor.

OTHER BUSINESS:

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

Chair Chapman asked about the joint meeting. Director Fitzer shared the joint meeting will be on November 9, 2017, 6PM at Ottawa University Community Room.

Commissioner Keating asked about approving the October 5, 2017 meeting minutes. The minutes were not listed on the agenda. The October 5, 2017 meeting minutes will be considered at the November 3, 2017 meeting.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 6:48 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: _____
Lorraine Nevarez, Commission Secretary

DATE: _____