

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 7, 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 September 7, 2017.

A. ROLL CALL

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

STAFF PRESENT:

Community Development Director Eric Fitzer, Community Development Assistant Director Lloyd Abrams, Deputy City Attorney Ellen Van Riper, Planner Robert Kuhfuss, Planner Hobart Wingard, Neighborhood Services Program Supervisor Christina Ramirez and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

Director Fitzer informed the commission that staff is considering additional dates in October and November for the joint meeting with City Council. Staff will reach out to the commission regarding potential meeting dates.

Director Fitzer shared information will be forthcoming regarding available trainings for commissioners. The commission is welcome to attend those trainings.

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:

No items.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – Internal – Consideration and action pertaining to approval of the August 17, 2017 Planning and Zoning Commission minutes.

Commissioner Keating made a motion to approve the August 17, 2017 Planning and Zoning Commission minutes. Commissioner Bash seconded the motion. The motion passes with 6 votes in favor.

Item 2 – District 1 – Presentation and action approving a Site Plan for Surprise Behavioral Hospital (SBH) generally located north of the northeast corner of North Parkwood Place and West Paradise Lane within the Orchards Planned Area Development (PAD).

Hobart Wingard, planner, presented item 2 to the Commission.

The Commission discussed item 2:

- Type of facility
- Accessible parking spaces
- Parking ratio regarding staff

Vice Chair Rosenbaum made a motion to approve the Site Plan for Surprise Behavioral Hospital generally located north of the northeast corner of North Parkwood Place and West Paradise Lane within the Orchards PAD. Commissioner Norberg seconded the motion. Motion passes with 6 votes in favor.

Chair Chapman moved item 3 to follow after item 5.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 4 – District 3 – Consideration and action regarding a zone change from Residential Ranch to Medium Density Residential (RM-9) with a PUD Overlay.

Robert Kuhfuss, planner, presented item 4 to the Commission.

The Commission discussed item 4:

- Restrictions regarding on-street parking
- Change in product

Chair Chapman opened the call to the public for item 4.

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

Commissioner Cultum made a motion to recommend approval to the Mayor and City Council on a zone change from Residential Ranch to Medium Density Residential (RM-9) with a PUD Overlay, generally located at the southeast corner of 175th Avenue and the Sweetwater Avenue alignment, subject to stipulations “a” and “b” as listed in the Staff Report. Commissioner Bash seconded the motion. Motion passes with 6 votes in favor.

Item 5 – District Citywide – Consideration and action approving the Consolidated Annual Performance and Evaluation Report 2016-2017.

Christina Ramirez, Neighborhood Services Program Supervisor, presented item 5 to the Commission.

The Commission discussed item 5:

- Funds that may roll-over
- Neighborhood Improvement Areas
- Investment in Techcelerator
- Surprise Youth Summer Program
- Contract regarding the water system
- Utility improvements
- HOME program-25% match
- Education

Chair Chapman opened the call to the public for item 5.

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

Commissioner Bash made a motion to approve the Consolidated Annual Performance and Evaluation Report 2016-2017. Commissioner Cultum seconded the motion. Motion passes with 6 votes in favor.

Item 3 – District Citywide – Presentation and discussion pertaining to the development status of Special Planning Area 2

Lloyd Abrams, Assistant Director, presented item 3 to the Commission.

The Commission discussed item 3:

- Plans for Tierra Verde, Saguaro View and Legacy Village regions
- Timeline of Happy Valley Road
- Interstate 11
- Interchanges

OTHER BUSINESS:

Item 6 – INTERNAL - Discussion pertaining to future agenda items.

None.

Item 7 – INTERNAL – EXECUTIVE SESSION: A.R.S. §38-431.03(A)(3) – Discussion or consultation for legal advice with the attorney or attorneys of the public body regarding the Arizona Open Meeting Law.

Commissioner Cultum made a motion to recess into executive session. Commissioner Bash seconded the motion. Motion passes 6 votes in favor.

Commission adjourned into Executive Session at 6:58 p.m.

Commission reconvened at 7:29 p.m.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 7:29 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: _____