CITY OF SURPRISE
PLANNING AND ZONING COMMISSION

MEETING MINUTES

July 6, 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 July 6, 2017.

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

STAFF PRESENT:
Community Development Director Eric Fitzer, Deputy City Attorney Ellen Van Riper, Planner Robert Kuhfuss, 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:

No items.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – Internal – Consideration and action pertaining to approval of the July 6, 2017 Planning and Zoning Commission minutes.

Commissioner Norberg made a motion to approve the July 6, 2017 Planning and Zoning Commission minutes. Commissioner Bash seconded the motion. The motion passes with 6 votes in favor, 1 abstention (Commissioner Rosenbaum).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Chair Chapman moved item 2 to follow after item 4.

Item 3 – DISTRICT 5 – Consideration land action on the Conditional Use Permit to allow for a new Burger King restaurant with a Drive-Thru Facility in Greenway Marketplace located on the southeast corner of Greenway Road and Reems Road.

Sergio Angulo, planner, presented item 3 to the Commission.

The Commission discussed item 3:

- Traffic Lanes
- Number of employees Burger King hires

Chair Chapman opened the call to the public for item 3.

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

Commissioner Smith made a motion to approve the Conditional Use Permit to allow for a new Burger King restaurant with a Drive-Thru Facility in the Greenway Marketplace located on the southeast corner of Greenway Road and Reems Road, subject to stipulations ‘a’ and ‘b’ as listed in the staff report. Commissioner Rosenbaum seconded the motion. Motion passes 7 votes in favor.

Item 4 – DISTRICT 1 – Consideration and action regarding a Conditional Use Permit for an automotive service station in the Surprise Farms PAD, at the southwest corner of Bell Road and Loop 303 freeway.

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

The Commission discussed item 4:

- Panels on side of building
- Type of sign being advertised
- Exist on east side near Bell & 303
- Alignment of roadway

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

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

Commissioner Rosenbaum made a motion to approve the Conditional Use Permit to allow for the Corner Store at Surprise Farms Gateway subject to staff recommended stipulations 'a' through 'e' with the additional of a new stipulation 'f' as follows: this Conditional Use Permit shall not take effect, or shall any related permits be issued, until the Lot Line Adjustment being processed has been approved and recorded. Commissioner Norberg seconded the motion. Motion passes 7 votes in favor.

Item 2 – Citywide – Presentation and discussion regarding a proposed Text Amendment to Chapter 113, Signs of the Surprise Municipal Code.

Robert Kuhfuss, planner, presented item 2 to the Commission.

The Commission discussed item 2:

- Placement of wall signs on the buildings
- Wall sign area increase
- Examples of sign sizes
- Multiple Rectangle Method vs. Multiple Geometry Method
- Promotional vs. permanent window signs
- Percentage (40%) of window pane that is covered
- Corporate signage
- Signs with speakers
- Class III Monument Signs to ambiguous
- Height of monument signs
- Roadway Arch Signs
- Perimeter Wall Signs

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

Nate Brill, business owner, shared with the Commission that the proposed Text Amendment to Chapter 13 would impact his business. Mr. Brill noted as a realtor, not allowing temporary signs will be detriment to his business and other types of similar business. Mr. Brill explained that depending on the location of the house, it may take more signs to advertise an "open house." Mr. Brill encourages the Commission to consider a fairer sign plan that will allow him to do his job.

Liz Recchia, West Maricopa Association of Realtors, shared that signs are the most cost effective and least expensive for business to advertise their services. Signs are the faces of business. It's important to have adequate visible signage. Limiting the number of signs a business can use could be detrimental to its viability. Without adequate, visible, legible signage business will not survive. Ms. Recchia also noted concerns regarding some of the arbitrary language used in the sign code.

Beverly Dragoo, broker/realtor, shared her concern regarding temporary signs.

James Carpentier would like to commend staff on the proposed text amendment. Roadway arch signs are a great addition. He suggested to simplify the administration process of the comprehensive sign plan.

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

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 8:21 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: _____