

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

May 4, 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 May 4, 2017.

A. ROLL CALL

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

STAFF PRESENT:

Community Development Director Eric Fitzer, Assistant Director Lloyd Abrams, Deputy City Attorney Donna Bronski, Planner Hobart Wingard, Planner Robert Kuhfuss, and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

Eric Fitzer, Director, informed the Commission that staff will present the sign code information in different sections through a series of Planning and Zoning Commission meetings.

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 April 20, 2017 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the April 20, 2017 Planning and Zoning Commission minutes. Vice Chair Keating seconded the motion. The motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – DISTRICT 4 – Consideration and action approving a Conditional Use Permit for Right Auto Vehicle Sales Facility located on the southwest corner of Bell Road and 115th Avenue.

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

The Commission discussed item 2:

- Parking spaces

Chair Chapman opened the call to the public for item 2.

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

Vice Chair Keating made a motion to approve the Conditional Use Permit for Right Auto Vehicle Sales Facility located on the southwest corner of Bell Road and 115th Avenue. Commissioner Norberg seconded the motion. Motion passes 7 votes in favor.

Item 3 – DISTRICT 1 – Consideration and action regarding Zone Change from Residential Ranch (RR) to Residential Medium Density (RM-9) with a PUD Overlay.

Robert Kuhfuss, planner, presented item 3 to the Commission.

The Commission discussed item 3:

- Driveway extensions
- Lot sizes

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

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 regarding the requested Zone Change from Residential Ranch (RR) to Residential Medium Density (RM-9) with PUD Overlay, subject to stipulations “a” and “b” as listed in the staff report. Commissioner Smith seconded the motion. Motion passes 7 votes in favor.

OTHER BUSINESS:

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

Vice Chair Keating requested a work session regarding the Marley Park project. Vice Chair Keating would like staff to present information about the project including comments from residents before the item comes to the Commission for action. It would also benefit if the developer was present for questions.

After discussion, it was concluded that an informational presentation will be presented first at a regularly scheduled public meeting prior to the public meeting the case will be voted upon the Planning and Zoning Commission.

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: _____
Lorraine Nevarez, Commission Secretary

DATE: _____