

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

April 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 April 6, 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, 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 March 16, 2017 Planning and Zoning Commission minutes.

Commissioner Norberg would like to amend the minutes regarding item six to include the name of the commissioner that was not in favor of item six and to include names of those commissioners opposed moving forward.

Commissioner Bash made a motion to approve the March 16, 2017 Planning and Zoning Commission minutes as amended to include names of the commissioners that are opposed to an item. Commissioner Smith seconded the motion. The motion passes with 6 votes in favor and 1 abstention (Norberg).

Item 2 – DISTRICT 1 – Consideration and action regarding a Preliminary Plat for Altamira, generally located north of Pinnacle Peak Road and west of the Reems Road/155th Avenue alignment.

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

The Commission discussed item 2:

- Stipulation 'b' regarding Maricopa Water District (MWD)
- Landscape options
- Traffic issues on 163rd & Grand
- Agreements with School District/Neighborhood Schools
- Rural Residential Areas
- Grading and drainage

Vice Chair Keating explained to the Commission the reason behind adding a stipulation (f) to the motion to prevent wasp nest in drainage areas.

Vice Chair Keating recommend to the Commission to add the following stipulation (f) in the motion:

Any rip-rap installed in drainage areas, be installed in such a manner that eliminates the possibility of voids that allow wasps to build nest.

Chair Chapman called for a motion to include stipulation (f) suggested by Vice Chair Keating.

Vice Chair Keating then moved to add stipulation (f) as stated and was seconded by Commissioner Norberg and the votes passes 5 votes in favor, 1 against (Commissioner Smith) 1 abstained (Commissioner Rosenbaum).

Chair Chapman then called for a motion to consider the agenda item with stipulation (f).

Vice Chair Keating then moved to recommend approval to the Mayor and City Council the preliminary plat for Altamira, subject to stipulations "a" through "f" as listed in the staff report with stipulation "f" stating that any rip-rap installed in drainage areas, be installed in such a

manner that eliminates the possibility of voids that allow wasps to build nest. Commissioner Norberg seconded the motion. Motion passes 6 votes in favor, 1 against (Commissioner Smith).

Item 3 – DISTRICT 3 – Consideration and action on the Zanjero Trails – Phase 2 – Parcels 16 & 17 Preliminary Plat, dated February 23, 2017, a property generally located on the northwest corner of Peoria Avenue and Perryville Road.

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

The Commission discussed item 3:

- Land for school sites
- Infrastructure to Perryville Road
- Rural Trail System
- Development of Desert Cove Road

Chair Chapman called for a motion to include stipulation (a) suggested by Vice Chair Keating.

Vice Chair Keating moved to recommend stipulations “a” stating that any rip-rap installed in drainage areas, be installed in such a manner that eliminates the possibility of voids that allow wasps to build nest. Commissioner Norberg seconded the motion. Motion passes 5 votes in favor, 1 against (Commissioner Smith) 1 abstained (Commissioner Rosenbaum).

Chair Chapman then called for a motion to consider the agenda item.

Commissioner Cultum moves to recommend approval to the Mayor and City Council Zanjero Trails – Phase 2 – Parcel 16 & 17 Preliminary Plat dated February 23, 2017, subject to stipulations “a” stating that any rip-rap installed in drainage areas, be installed in such a manner that eliminates the possibility of voids that allow wasps to build nest. Vice Chair Keating seconded the motion. Motion passes 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 4 – DISTRICT 4 – Consideration and action on the Site Plan for a Drive-Through Coffee Kiosk in Crossroads Towne Center located south of Bell Road and west of El Mirage Road.

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

The Commission discussed item 4:

- How is the 150 ft. measured
- Existing to the west
- Shared access

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

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

Commissioner Smith made a motion to approve the Site Plan for f or a drive-through Coffee Kiosk in Crossroads Towne Center generally located south of Bell Road and west of El Mirage Road. Commissioner Rosenbaum seconded the motion. The motion passes with 7 votes in favor.

Item 5 – DISTRICT 3 – Consideration and action approving a Conditional Use Permit for Sonic at Sierra Montana Crossings, located generally on the southwest corner of Greenway Road and Cotton Lane.

Hobart Wingard, planner, presented item 5 to the Commission.

The Commission discussed item 5:

- Traffic on Greenway
- Requirement for streetlights
- Appreciate the development of the project

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

Andy Cepen, resident, likes the idea of the project. He is concerned about the traffic issue on Greenway and waiting for a bond. He would like to know the hours of operation of Sonic.

Mr. Wingard noted the hours of operation are Sun –Thurs 6 a.m. -11p.m. and Friday – Saturday 6 a.m.- Midnight.

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

Commissioner Norberg made a motion to approve a Conditional Use Permit for Sonic at Sierra Montana Crossings subject to stipulations 'A' through 'D' as listed in the staff report. Commissioner Bash seconded the motion. The motion passes with 7 votes in favor.

OTHER BUSINESS:

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

None.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 7:40 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: _____