

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**March 15, 2018 / 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 March 15, 2018.

**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, Current Planning Supervisor Robert Kuhfuss, and Planning and Zoning Commission Secretary Lorraine Nevarez.

**COUNCIL MEMBERS PRESENT:**

None.

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

None.

**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.

Ed Hanzel, resident, shared his concerns about parks without adequate parking for moms that bring their kids to play. He encourages the commission to review plans for adequate parking and park amenities in future developments.

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

**CONSENT AGENDA:**

**Item 1 – Internal – Consideration and action approving the March 1, 2018 Planning and Zoning Commission Minutes.**

Commissioner Cultum made a motion to approve the consent agenda as presented with the additions for item number 7, the three proposals from Commissioner Norberg, Commissioner Bash, Vice Chair Rosenbaum, Commissioner Keating and Commissioner Cultum be added to the minutes. Vice Chair Rosenbaum seconded the motion. Motion fails with 4 against (Commissioner Bash, Commissioner Smith, Chair Chapman, Commissioner Norberg), 3 in favor.

Commissioner Bash made a motion to approve the consent agenda as presented. Vice Chair Rosenbaum seconded the motion. Motion passes with 6 votes in favor, 1 against (Commissioner Cultum).

#### **REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:**

**Item 2 – District 3 – Consideration and action pertaining to a recommendation regarding the Preliminary plat entitled, “Toll at Prasada” and dated February 12, 2018, a 772 gross acre property generally located between Cactus Road and Peoria Avenue West of Cotton Lane.**

The Commission discussed item 2:

- Road entrances and exists
- On street parking
- Development of Cactus Rd
- Development of Peoria Rd
- Clarified “age qualified”
- Community Outreach process
- Development schedule
- Golf course design
- Preliminary plat stipulations

Commissioner Norberg made a motion to recommend approval of the Preliminary Plat entitled “Toll at Prasada” to the Mayor and City Council, subject to stipulations ‘a’ through ‘i’ as stated in the Staff Report. Commissioner Bash seconded the motion. Motion passes with 7 votes in favor.

#### **OTHER BUSINESS:**

**Item 3 – INTERNAL - Discussion pertaining to future agenda items.**

Commissioner Cultum asked for an update regarding the downtown development presentation with the developer. Commissioner Cultum recommended staff reach out to WeMAR to assist with communication regarding temporary signs and to add to the City website. Commissioner Cultum also requested a copy of the 2<sup>nd</sup> option City Council had to review regarding the Sign Code Ordinance.

#### **ADJOURNMENT:**

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 6:33 p.m.

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Eric Fitzer  
Community Development Director

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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:

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Lorraine Nevarez, Commission Secretary

DATE:

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