CITY OF SURPRISE
PLANNING AND ZONING COMMISSION

MEETING MINUTES

January 4, 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 January 4, 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, 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
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.

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action approving the December 21, 2017 Planning and Zoning Commission Minutes.

Commissioner Bash made a motion to approve the December 21, 2017 Planning and Zoning Commission minutes. Commissioner Keating seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 1 – Consideration and action recommending approval to the Mayor and city council of a Preliminary Plat for Austin Ranch East, generally located on the southwestern corner of Pinnacle Peak Road and 175th Avenue within the Austin Ranch Planned Area Development (PAD).

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

The Commission discussed item 2:

- Roadways
- Widening Deer Valley RD
- Trail System connectivity

Chair Chapman opened the call to the public.

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 a Preliminary Plat for Austin Ranch East, generally located on the southwestern corner of Pinnacle Peak Road and 175th Avenue within the Austin Ranch Planned Area Development (PAD), subject to stipulations 'A' through 'C' as listed in the Staff Report. Commissioner Norberg seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 3 – District 6 – Consideration and action approving a Site Plan for Skyway Commons 1, generally located on the southwestern corner of Dysart and Rioglass Solar Roads.

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

The Commission discussed item 3:

- Traffic study

Vice Chair Rosenbaum made a motion to approve a Site Plan for Skyway Commons 1, generally located on the southwestern corner of Dysart and Rioglass Solar Roads. Commissioner Smith seconded the motion. Motion passes 7 votes in favor.

Item 4 – District 6 – Consideration and action approving a Site Plan for Christ's Church of the Valley, generally located on the southwestern corner of Reems Road and Cholla Street in the Rancho Gabriella Planned Area Development (PAD).

Hobart Wingard, Planner, presented item 4 to the Commission.

The Commission discussed item 4:

- Traffic/Safety concerns
- Possible improvements on Bullard
- Zoning of PAD
- Sign Ordinance

- Fencing

Commissioner Norberg made a motion to approve an Amended Site Plan for Christ's Church of the Valley, generally located on the southwestern corner of Reems Road and Cholla Street in the Rancho Gabriella Planned Area Development (PAD). Commissioner Bash seconded the motion. Motion passes 6 votes in favor, 1 against (Commissioner Cultum).

Item 5 – District 2 – Presentation and action approving a Site Plan for Southwest Kidney Institute located on the western corner of Reems Road and Mountain View Boulevard within the Sun City Grand Planned Area Development (PAD).

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

The Commission had no comments.

Commissioner Cultum made a motion to approve a Site Plan for Southwest Kidney Institute located on the western corner of Reems Road and Mountain View Boulevard within the Sun City Grand Planned Area Development (PAD), subject to stipulations 'A' through 'C' as listed in the Staff Report. Commissioner Smith seconded the motion. Motion passes 7 votes in favor.

Item 6 – District 2 – Presentation and action approving a Site Plan for the Colonnade Assisted Living and Memory Care located west of western corner of Grand Avenue and Yorkshire Drive within the Sun City Grand Planned Area Development (PAD).

Hobart Wingard, Planner, presented item 6 to the Commission.

The Commission discussed item 6:

- Pedestrian access
- Parking
- Public safety
- Date of construction

Chair Chapman opened call to the public.

Jean Bonde shared that this facility is needed. She requests the process be expedited to get this facility built. There are many residents that need these services.

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

Commissioner Smith made a motion to approve a Site Plan for the Colonnade Assisted Living and Memory Care located west of the western corner of Grand Avenue and Yorkshire Drive within the Sun City Grand Planned Area Development (PAD). Commissioner Bash seconded the motion. Motion passes 6 votes in favor, 1 against (Commissioner Cultum).

Item 7 – Citywide – Presentation and discussion regarding a proposed Text Amendment to Chapter 113 of the Surprise Municipal Code regarding Signs.

Robert Kuhfuss, Planner, presented item 7 to the Commission.

The Commission discussed item 7:

- Section 113-08 General Provisions
- Section 113-09 Sign Classification and Types
- Placement of Class I and Class II Temporary Signs

- Section 113-09. A.6-Banner Signs
- Model Home Complex Signs
- Building Wall signs
- Monument Signs
- Prasada Signage
- Freeway Monument Signs
- Sign Illumination
- Enforcement

Chair Chapman while not a Public Hearing, called upon the public for their input.

Liz Recchia, West Maricopa Association of Realtors, shared WeMAR suggestions regarding the proposed version alternatives to the sign code. WeMAR also had language clarification requests regarding public access of right-of-way, temporary sign placement, criminal violation language removed, business registry. WeMAR appreciates staff's willingness to incorporate the many suggestions provided by others business and agencies.

James Carpentier, International Sign Association and Arizona Sign Association, discussed possible language changes regarding sign illumination, wall signs, electronic messages, and monument signs.

Donavaughn Howe would like clarification on model home signage, specifically regarding flags and banners.

Chlimita Frazer, sign designer, expressed her concerns regarding monument signs for shopping centers.

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

OTHER BUSINESS:

Item 8 – INTERNAL - Discussion pertaining to future agenda items.

None.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 9:29 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: _____