

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

May 3, 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 May 3, 2018.

A. ROLL CALL

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

STAFF PRESENT:

Community Development Director Eric Fitzer, Sr. Assistant City Attorney Thomas Allen, Planner Sergio Angulo, Planner Hobart Wingard, 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

Eric Fitzer, Director, advised the Commission that the May 17, 2018 Planning & Zoning Commission meeting is canceled.

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 April 5, 2018 Planning and Zoning Commission Minutes.

Vice Chair Rosenbaum made a motion to approve the consent agenda as presented. Commissioner Norberg seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 1 – Consideration and action regarding a Conditional Use Permit to allow a Freeway Monument Sign at Surprise Village Marketplace.

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

Chair Chapman opened the call to the public

The Commission discussed item 2:

- Building color

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 Conditional Use Permit to allow a Freeway Monument Sign at Surprise Village Marketplace, subject to stipulations “a” and “b” as stated in the Staff Report. Vice Chair Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

Item 3 – Citywide – Consideration and action on the Conditional Use Permit to allow for a new Vehicle Service – Major Repair Facility in a portion of lot 6e of the Bell & Dysart Commerce Center generally located north of Bell Road and east of Dysart Road.

Sergio Anulgo, Planner, presented item 3 to the Commission.

Chair Chapman opened the call to the public

Donald Holmes, Sun City West resident, shared his concerns regarding the use of the property, it's incompatibility with healthcare facilities concerning paint fumes, noise and dust. Mr. Holmes also submitted documentation showing the original proposed use.

Donald Guthrie, Sun City West resident, shared his concerns about how the original plan for this area has digressed, the lighting, noise and odor from the paint overspray. He is requesting the wall barrier be heightened from 8ft to the height of lighting at 16ft and the trees be brought to the property line as additional barriers.

The Commission discussed item 3:

- Paint area of vehicles
- Lighting
- Noise study
- Property line
- Fire access

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

Commissioner Keating made a motion approve the Conditional Use Permit to allow for a new Vehicle Service – Major Repair Facility in a portion of lot 6e of Bell & Dysart Commerce Center generally located north of Bell Road and east of Dysart Road, subject to stipulations ‘A’ and ‘D’ as stated in the Staff Report. Commissioner Norberg seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 4 – District 6 – Consideration and action on a Site Plan for Trimaco at Surprise Pointe, generally located on the northeastern corner of 137th and Sweetwater Avenues.

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

The Commission discussed item 4:

- Waddell and Dysart intersection
- Traffic

Commissioner Cultum made a motion approve a Site Plan for Trimaco at Surprise Pointe, generally located on the northeastern corner of 137th and Sweetwater Avenues subject to stipulations “A” through “E” as stated in the Staff Report. Commissioner Keating seconded the motion. Motion passes with 6 votes in favor.

Item 5 – Citywide – Presentation and discussion of the comprehensive update to the Surprise Unified Development Code (SUDC) Land Development Ordinance.

Joshua Mike, Planner, presented item 5 to the Commission.

The Commission discussed item 5:

- Timeframe of completing the update

Item 6 – Citywide – Presentation and discussion of the text for the final draft of the Surprise Arts and Cultural Master Plan.

Joshua Mike, Planner, presented item 6 to the Commission.

The Commission discussed item 6:

- Members of city staff that contributed to the draft
- Attendance of daytime outreach sessions
- Feedback and input of business owners and residence
- Adding information about live art pieces
- Funding source
- Planning and Zoning process

OTHER BUSINESS:

Item 7 – INTERNAL - Discussion pertaining to future agenda items.

Commissioner Cultum noted he will not attend the joint meeting because of a schedule conflict.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 7:47 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: _____