

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

August 2, 2018 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Matthew Keating 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 August 2, 2018.

A. ROLL CALL

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

STAFF PRESENT:

Community Development Director Eric Fitzer, Chief Deputy City Attorney Ellen Van Riper, Planner Hobart Wingard, Planner Sergio Angulo and 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, informed the Commission that the August 16, 2018 Planning and Zoning Commission meeting is canceled.

CALL TO THE PUBLIC:

Chair Keating opened the call to the public to discuss any items not listed on the agenda.

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action approving the July 19, 2018 Planning and Zoning Commission Minutes.

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

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 6 – Consideration and action on a Conditional Use Permit to allow for a new Quick Quack Car Wash in a portion on Parcel 2 of the Surprise Pointe PAD generally located south of Waddell Road and east of Litchfield Road.

Shirley Phan, planner, presented item 2 to the Commission.

Chair Keating opened the public hearing.

The commission discussed the following:

- Location of signs
- Parking
- Landscape
- Water use

Hearing no comments, Chair Keating closed the public hearing.

Commissioner Norberg made a motion to approve the Conditional Use Permit to allow for a new Quick Quack Car Wash on a portion on Parcel 2 of the Surprise Pointe PAD generally located south of Waddell Road and east of Litchfield Road, subject to stipulations 'A' through 'C' as stated in the Staff Report. Vice Chair Bash seconded the motion. Motion passes with 6 votes in favor.

Item 3 – District 1 – Consideration and action on a Preliminary Plat to allow for the development of a single-family residential subdivision on parcel L6 of the Desert Oasis at Surprise PAD located on the northwest corner of Jomax Road and 173rd Avenue.

Sergio Angulo, planner, presented item 3 to the Commission.

Chair Keating opened the public hearing.

The commission discussed the following:

- Traffic signals
- Development of Jomax Rd
- Single-family homes

Hearing no comments, Chair Keating closed the public hearing.

Commissioner Rosenbaum made a motion to recommend approval to the Mayor and City Council on a Preliminary Plat to allow for the development of a single-family residential subdivision on parcel L6 of the Desert Oasis at Surprise PAD located on the northwest corner of Jomax Road and 173rd Avenue, subject to stipulations 'A' through 'C'; as stated in the Staff Report. Commissioner Chapman seconded the motion. Motion passes with 6 votes in favor.

Item 4 – District 2 – Consideration and action regarding a Zone Change from Planned Area Development (PAD), Residential Ranch (RR), and Community Commercial (CC) to Residential High with a PUD Overlay for Christopher Todd at Mountain View located on Mountain View Road.

Robert Kuhfuss, current planning supervisor, presented item 4 to the Commission.

Chair Keating opened the public hearing.

Alyson Cline, resident, is in favor of this project. Ms. Cline shared her concern that there are no traffic lights on the corner of Mountain View and Parkview. She also noted that the property is partially in district 2 and district 5 so there should be two council members for that community depending on the district you live in.

Margaret Groski, resident, in favor of this project. Ms. Groski shared her concern that there are no traffic lights on the corner of Mountain View and Parkview.

Tom Nicholas, resident, provided a letter to the Commission that was read by Chair Keating regarding his concerns about traffic.

Clarisse Reid, resident, noted there are speeders and school has started so something needs to be done.

The commission discussed the following:

- Traffic issues
- Transit oriented development district
- Graduated Density Concept impact
- Restricting streets

Hearing no further comments, Chair Keating closed the public hearing.

Vice Chair Bash made a motion to recommend approval to the Mayor and City Council regarding a Zone change from Planned Area Development (PAD), Residential Ranch (RR), and Community Commercial (CC) to Residential High (RH-15) with a PUD Overlay for Christopher Todd at Mountain View located on Mountain View Road, subject to stipulations “a” and “b” as stated in the Staff Report. Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

Item 5 – Citywide – Consideration and action on an amendment to the Consolidated Plan 2015-19 Priorities.

Seth Dyson, HSCV director, presented item 5, 6, 7 and 8 to the Commission simultaneously.

Chair Keating opened the public hearing for items 5, 6, 7 and 8.

The Commission discussed the following:

- Relocation of ball field

Hearing no comments, Chair Keating closed the public hearing.

Commissioner Norberg made a motion to recommend approval to the Mayor and City Council an amendment to the Consolidated Plan 2015-19 Priorities. Commissioner Chapman seconded the motion. Motion passes 6 votes in favor.

Item 6 – Citywide – Consideration and action pertaining to an amendment of funding priorities for the Community Development Block Grant Program Fourth Year Annual Action Plan for Year 2018-2019.

Seth Dyson, HSCV director, presented item 5, 6, 7 and 8 to the Commission simultaneously.

The Commission had no comments or questions.

Commissioner Norberg made a motion to recommend approval to the Mayor and City Council, an amendment to the funding priorities for the Community Development Block Grant Program Annual Action Plan Year 2018-19. Vice Chair Bash seconded the motion. Motion passes 6 votes in favor.

Item 7 – Citywide – Consideration and action on the Neighborhood Stabilization Program 1 Substantial Amendment.

Seth Dyson, HSCV director, presented item 5, 6, 7 and 8 to the Commission simultaneously.

The Commission had no comments or questions.

Commissioner Chapman moved to recommend approval to the Mayor and City Council a substantial amendment to the Neighborhood Stabilization Program 1 Action Plan. Commissioner Smith seconded the motion. Motion passes 6 votes in favor.

Item 8 – Citywide – Consideration and action on the Neighborhood Stabilization Program 3 Substantial Amendment.

Seth Dyson, HSCV director, presented item 5, 6, 7 and 8 to the Commission simultaneously.

The Commission had no comments or questions.

Commissioner Smith moved to recommend approval to the Mayor and City Council a substantial amendment to the Neighborhood Stabilization Program 3 Action Plan. Vice Chair Bash seconded the motion. Motion passes 6 votes in favor.

OTHER BUSINESS:

Item 9 – INTERNAL - Discussion pertaining to future agenda items.

Commissioner Norberg encouraged the commissioners to visit Gaines Park to see the art project.

ADJOURNMENT:

Hearing no further business, Chair Keating adjourned the Planning and Zoning Commission meeting at 7:17 p.m.

Eric Fitzer
Community Development Director

Matthew Keating
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: _____