

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

October 19, 2023 / 6:00 PM

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

Vice Chair 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 October 19, 2023.

A. ROLL CALL

In attendance were Commissioner Mitchell Rosenbaum, Commissioner Dennis Bash, Vice Chair Ken Chapman, Commissioner Dennis Smith, and Commissioner Jay Leonard. Chair Holland and Commissioner Keating had excused absences.

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Tiffany Copp, Assistant Director of Community Development; Jason Moquin, Planning Manager; Tanner Wessel, Current Planner; Chris Sexton, Current Planner; and Alyssa Carpenter, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

Vice Chair Chapman opened the call to the public to discuss any items not listed on the agenda. Vice Chair Chapman closed the call to the public.

Item 1 – Internal – Consideration and action to approve or disapprove the October 5, 2023, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Smith made a motion to approve the October 5, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Bash seconded the motion. Motion passed with 4 votes in favor. Commissioner Leonard abstained.

Item 2 – District 3 – Consideration and action pertaining to a rezone to change the zoning of approximately 3.21 acres from Rural Residential (RR) to Residential High Density (R-3). The site is generally located south of the southwest corner of Bell Road and Sarival Avenue. Case FS23-0409.

Chris Sexton, Current Planner, presented item 2 to the Commission.

Vice Chair Chapman opened the public hearing.

Hearing no further requests, Vice Chair Chapman closed the public hearing.

The Commission discussed the following:

- Emergency access points

Commissioner Bash made a motion to approve the motion to recommend approval of a rezone to change the zoning of approximately 3.21 acres from Rural Residential (RR) to Residential High Density (R-3), subject to stipulations 'a' and 'b' as memorialized in the staff report. Commissioner Leonard seconded the motion. Motion passed with 5 votes in favor.

Item 3 – District 1 – Consideration and action pertaining to the rezone of approximately 69.32 acres from Light Industrial (I-1), General Industrial (I-2), Neighborhood Commercial (C-1), and Regional Commercial (C-3) to entirely General Industrial (I-2). The proposed rezone is located south of Deer Valley Road along both the west and east sides of 185th Avenue. Case FS23-0406.

Tanner Wessel, Current Planner, presented item 3 to the Commission.

Vice Chair Chapman opened the public hearing.

Barbara Byler, Surprise, AZ – Location of landfill in correspondence to the proposed rezone.

Hearing no further requests, Vice Chair Chapman closed the public hearing.

The Commission discussed the following:

- None.

Commissioner Bash motioned to recommend approval of the zone change of approximately 69.32 acres from C-1, C-2, I-1, and I-2 to entirely I-2 subject to stipulations "a" - "d" as outlined in the staff report. Commissioner Leonard seconded the motion. Motion passed with 5 votes in favor.

None.

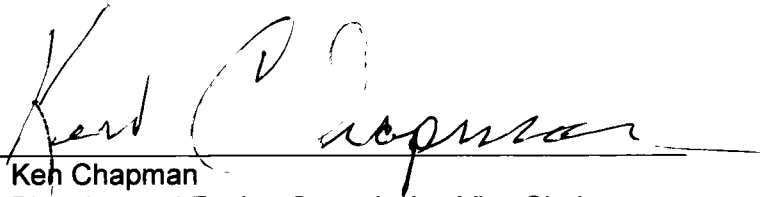
[REDACTED]

None.

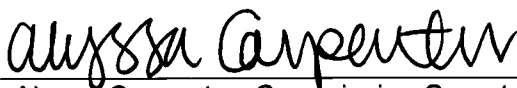
[REDACTED]

Hearing no further business, Vice Chair Chapman called for a motion to adjourn. Commissioner Smith made a motion to adjourn; Commissioner Leonard seconded the motion. All voted in favor.

Meeting adjourned at 6:14 p.m.


Ken Chapman
Planning and Zoning Commission Vice 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: 
Alyssa Carpenter, Commission Secretary

DATE: 11/2/2023