

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

November 2, 2023 / 6:00 PM

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

CALL TO ORDER.

Chair Holland 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 November 2, 2023.

A. ROLL CALL

In attendance were Commissioner Mitchell Rosenbaum, Commissioner Dennis Bash, Vice Chair Ken Chapman, Chair Holland, Commissioner Dennis Smith, and Commissioner Keating. Commissioner Jay Leonard arrived at 6:03pm upon concluding the approval of agenda item number one.

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Jason Moquin, Planning Manager; Tanner Wessel, Current Planner; Chris Sexton, Current Planner; Current Planner; Leslie Carnie, Current Planner; Alyssa Carpenter, Planning and Zoning Secretary; Patricia Rademacher, Administrative Specialist; and Michelle Espie, Administrative Specialist.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

Lloyd Abrams addressed Commissioner Smith's question regarding the number of multi-family units and the respective state of progress.

CALL TO THE PUBLIC:

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the October 19, 2023, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Bash made a motion to approve the October 19, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passed with 4 votes in favor. Commissioner Keating and Chair Holland abstained. Commissioner Leonard was not present.

REGULAR AGENDA ITEMS REQUIRING A NON- PUBLIC HEARING:

Item 2 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Units 3.1 & 3.3 of Asante Planning Area 5” received June 22, 2023, a property generally located northeast of Asante Blvd. and Pat Tillman Rd. Case FS23-0163.

Leslie Carnie, Current Planner, presented item 2 to the Commission.

The Commission discussed the following:

- None.

Commissioner Rosenbaum made a motion to approve the Preliminary Plat entitled “Preliminary Plat for Units 3.1 & 3.3 of Asante Planning Area 5” subject to stipulations “a” through “c” as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 3 – District 4 – Consideration and action regarding the Conditional Use Permit with Site Plan for Scooter’s Coffee, zoned Park Place Planned Area Development (PAD), located near the southeast corner of Grand Avenue and Parkview Place. Case FS23-0363.

Chris Sexton, Current Planner, presented item 3 to the Commission.

Chair Holland opened the public hearing.

Hearing no requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- None.

Commissioner Keating motioned to approve the Conditional Use Permit with Site Plan for Scooter’s Coffee subject to stipulations ‘a’ through ‘f’ as outlined in the staff report. Commissioner Leonard seconded the motion. Motion passed with 7 votes in favor.

Item 4 – Citywide – Consideration and action pertaining to the adoption of the Surprise General Plan 2040.

Jason Moquin, Planning Manager, presented item 4 to the Commission.

Chair Holland opened the public hearing.

Hearing no requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- Commend City staff and Michael Baker consultant on the process and presentations concluding the General Plan.

Chair Holland motioned to recommend approval of the Surprise General Plan 2040 to the Mayor and City Council. Vice Chair Chapman seconded the motion. Motion passed with 7 votes in favor.

Item 5 – Citywide – Consideration and action pertaining to a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to revise definitions and standards related to Residential Healthcare Facilities. Case FS23-0456.

Tanner Wessel, Current Planner, presented item 5 to the Commission.

Chair Holland opened the public hearing.

Hearing no requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- Commends City staff for coming up with the appropriate primers for this matter.

Commissioner Keating motioned to recommend approval of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance to revise definitions and standards related to Residential Healthcare Facilities to City Council. Commissioner Leonard seconded the motion. Motion passed with 7 votes in favor.

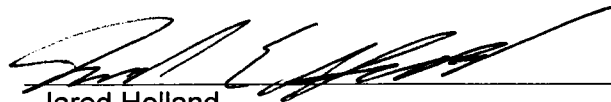
OTHER BUSINESS AND FUTURE AGENDA ITEMS

None.

ADJOURNMENT

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

Meeting adjourned at 6:40 p.m.



Jared Holland
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:



Alyssa Carpenter, Commission Secretary

DATE:

11/16/2023