

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

December 7, 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 December 7, 2023.

A. ROLL CALL

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

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Jason Moquin, Planning Manager; Chris Sexton, Current Planner; Tanner Wessel, Current Planner; Alyssa Carpenter, Administrative Specialist Senior; Patricia Rademacher, Administrative Specialist.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

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 November 16, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Smith made a motion to approve the November 16, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Keating seconded the motion. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 2 – District 3 – Consideration and action regarding the Conditional Use Permit with Site Plan for Fry's Pharmacy drive-through, fuel center, and retail multi-tenant building zoned Sycamore Farms Planned Area Development (PAD), located near the southwest corner of Sarival Avenue and Cactus Road. FS22-1201.

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

Chair Holland opened the public hearing.

- Veronica Tolbert, Surprise, AZ – Received email letter, read into the record. Concerned about increased traffic with additional grocery stores within a 5 mile radius of this new Fry's.

Hearing no further 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 Cactus Commercial subject to stipulations 'a' through 'e' as outlined in the staff report.. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

None.

ADJOURNMENT:

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

Meeting adjourned at 6:07 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, Administrative Specialist Senior

DATE:

12/21/2023