

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

February 1, 2024 / 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 February 1, 2024.

A. ROLL CALL

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

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, Planning and Zoning Secretary; and Patricia Rademacher, Administrative Specialist.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Lloyd Abrams introduced Tiffany Copp as the newly appointed Assistant Director of Planning and Real Estate.

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. Hearing no requests, Chair Holland closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the January 18, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Bash made a motion to approve the January 18, 2024, Planning and Zoning Commission Regular Meeting Minutes. Vice Chair Chapman seconded the motion. Motion passed with 4 votes in favor. Commissioner Keating and Commissioner Leonard abstained.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 2 – District 4 – Consideration and action regarding a Use-Only Conditional Use Permit (CUP) for a dual licensee marijuana facility use located near the northwest corner of Bell Road and Dysart Road on a vacant 1.11 acres parcel zoned Community Commercial (C-2). FS23-0512

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

Lindsey Schube, representative for the applicant, presented additional information to the Commission.

Chair Holland opened the public hearing.

Hearing no further requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- Separation requirements and possibility of having two facilities in proximity within two different jurisdictions.
- Great location and fit for this use and commended Planning Department.

Commissioner Bash motioned to approve case FS23-0512, a Use-Only CUP for Bella Fiesta Pad B, subject to stipulations 'a' through 'd' as outlined in the staff report. Commissioner Rosenbaum seconded the motion. Motion passed with 5 votes in favor. Chair Holland voted against.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 3 – District 1 – Consideration and action regarding the approval of the Preliminary Plat entitled “Unit Q – 5 Packs – Phase 3 – Toll at Prasada”, dated November 15, 2023, a property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue. Case FS23-0840.

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

The Commission discussed the following:

- None

Commissioner Keating motioned to approve case FS23-0840, Preliminary Plat entitled “Unit Q – 5 Packs – Phase 3 – Toll at Prasada, dated November 15, 2023, subject to stipulations 'a' through 'c' as outlined in the staff report. Commissioner Leonard seconded the motion. Motion passed with 6 votes in favor.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

None

ADJOURNMENT:

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

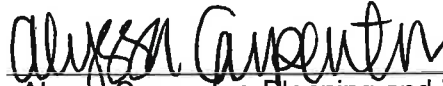
Meeting adjourned at 6:30 pm



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:



Alysse Carpenter, Planning and Zoning Secretary

DATE:

2/15/2024