

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

June 6, 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 June 6, 2024.

A. ROLL CALL

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

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tanner Wessel, Current Planner; Chris Sexton, Current Planner; Trever Fleetham, Current Planner; Patricia Rademacher, Administrative Specialist, and Alyssa Carpenter, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- Open space and PUD overlay presentations previously requested will be presented at the June 20, 2024 meeting.
- Several legislative bills signed by the Governor will affect current Code and will be addressed at future meetings.

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 May 16, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Smith made a motion to approve the May 16, 2024, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEM –PUBLIC HEARING:

Item 2 – District 3 – Consideration and action pertaining to a Conditional Use Permit with Site Plan for a self-storage facility within the Truman Ranch Marketplace Planned Area Development (PAD), a property generally located at the southwest corner of Cotton Lane and Waddell Road. Case FS22- 1506.

Trever Fleetham, Current Planner, presented item 2 to the Commission.

Chair Holland opened the public hearing.

- Steve Truman, Surprise, AZ – Letter was emailed and presented to the commission.
- Richard Lipps, Surprise, AZ - Letter was emailed and presented to the commission.

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

The Commission discussed the following:

- Height correction of buildings on site plan from 35ft to 28ft to come into compliance.
- Location of storage unit on plat
- Fencing/screening around perimeter to be block walls except for gate.
- Commercial and residential development happening concurrently.

Commissioner Bash made a motion to approve the Truman Ranch Marketplace Self-Storage Conditional Use Permit with Site Plan, Case FS22-1506, subject to stipulations 'a' through 'e', with amendment to stipulation b of the landscape plan provided by applicant dated June 6, 2024. Commissioner Leonard seconded the motion. Motion passed with 7 votes in favor.

Item 3 – District 1 – Consideration and action pertaining to a Zone Change from Residential Low Density (R-1) to Community Commercial (C-2) generally located east on 163rd Avenue between Planada Lane and Grand Avenue. FS24-0119.

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

Jeff Blilie, 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:

- Good explanation and benefit to the community

- Ingress/egress at northwest corner of the property
- Total house count

Commissioner Rosenbaum made a motion to approve the Sunrise Nursery 5-Acre Site Case #FS24-0119, subject to stipulations 'a' through 'c'. Vice Chair Chapman seconded the motion. Motion passed with 7 votes in favor.

Item 4 – District 1 – Consideration and action pertaining to a Zone Change from Rural Residential (RR) to Residential High Density (R-3) generally located east of 163rd Avenue and south of Planada Lane. FS23-0138.

Chris Sexton, Current Planner, presented item 4 to the Commission.

Jeff Blilie, 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:

- Time frame
- Annexation of plat

Commissioner Keating made a motion to approve the Sunrise Nursery Multi-Family Residential, Case #FS23-0138, subject to stipulations 'a' through 'b'. Commissioner Bash 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 Ordinance (LDO) to revise sign standards and procedures within Chapters 106 & 109 to provide clarification, remove conflicts, and revise standards for better implementation. Case FS24-0629.

Tanner Wessel, Current Planner, presented item 4 to the Commission.

Chair Holland opened the public hearing.

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

The Commission discussed the following:

- None

Commissioner Keating made a motion to approve the Zoning Text Amendment Sign Code Clean Up, Case #FS24-0629. Commissioner Smith seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

- None.

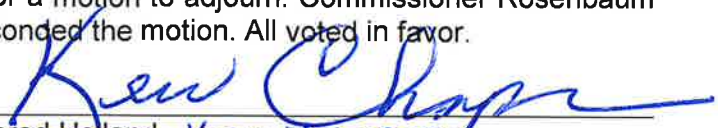
OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- Landscaping standards

ADJOURNMENT:

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

Meeting adjourned at 6:49 pm


Jared Holland

Ken Chapman
Planning and Zoning Commission Chair

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, Planning and Zoning Secretary

DATE:

6/20/2024