

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

August 01, 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 August 01, 2024.

A. ROLL CALL

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

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Trever Fleetham, Senior Planner; Chris Sexton, Current Planner; Tanner Wessel, Current Planner; and Michelle Espie, Administrative Specialist.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- Presentation of recognition plaques for Commissioner Smith and Commissioner Rosenbaum for years of service with the City of Surprise Planning and Zoning Commission

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 July 18, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Vice Chair Chapman made a motion to approve the July 18, 2024, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEM –PUBLIC HEARING:

Item 2 – District 1 – Consideration and action pertaining to the rezone of approximately 40 acres from Residential Low Density (R-1), to Residential Medium Density (R-2). The proposed rezone is located at the southeast corner of Pinnacle Peak Road and 227th Avenue. Case FS24-0080.

Tanner Wessel, Current Planner, presented item 2 to the Commission.

Chair Holland opened the public hearing.

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

The Commission discussed the following:

- Future project timeline
- Inquiring about additional zoning request for future infrastructure and density structure for the area

Commissioner Bash made a motion to recommend approval of Desert Moon Estates Rezone, Case #FS24-0080, subject to stipulations 'a' through '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 a rezone from Rural Residential (RR) to Regional Commercial (C-3) on one (1) undeveloped parcel, located south of the southeast corner of 163rd Avenue and 162nd Drive. FS23-0992.

Chris Sexton, Current Planner, presented item 3 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 162nd Drive Self Storage, Case FS23-0992, subject to stipulations 'a' and 'b' as outlined in the staff report. Commissioner Leonard seconded the motion. Motion passed with 5 votes in favor.

Item 4 – District 6 – Consideration and action pertaining to a Use-Only Conditional Use Permit for Desert Cove & Litchfield Warehouse to allow for 'petroleum products, packaging and storage, including butane distributors, subject to fire department approval', as outlined in Title 17, on a property generally located north of Desert Cove Road and east of Litchfield Road, subject to stipulations 'a' through 'c'. Case #FS24-0772.

Trevor Fleetham, Senior 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:

- Storing of Petroleum Oil lubricants for shipping products to the west coast
- Safety concerns for storing the products and overview of company's safety procedures.

Commissioner Keating made a motion to approve the Conditional Use Permit for Desert Cove & Litchfield Warehouse, Case #FS24- 0772, subject to stipulations 'a' through 'c'. Vice Chair Chapman seconded the motion. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 5 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Surprise Foothills Phase 1B”, received June 6, 2024, a property located at the southeast corner of Deer Valley Road and Foothills Parkway. Case FS23-1113.

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

The Commission discussed the following:

- None

Commissioner Leonard made a motion to approve the Preliminary Plat for Surprise Foothills Phase 1B, Case #FS23-1113, subject to stipulations 'a' through 'c' as memorialized in the staff report. Commissioner Keating seconded the motion. Motion passed with 5 votes in favor.

Item 6 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Surprise Foothills Phase 1C”, received June 6, 2024, a property located at the southeast corner of Deer Valley Road and Foothills Parkway. Case FS23-1117.

Tanner Wessel, Current Planner, presented item 6 to the Commission.

The Commission discussed the following:

- Amenities for the overall project

Commissioner Bash made a motion to approve the Preliminary Plat for Surprise Foothills Phase 1C, Case #FS23-1117, subject to stipulations 'a' through 'c' as memorialized in the staff report. Vice Chair Chapman 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 Bash made a motion to adjourn; Commissioner Leonard seconded the motion. All voted in favor.

Meeting adjourned at 6:43 pm.

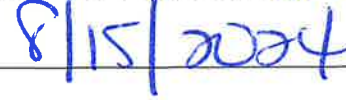

Jared Holland
Planning and Zoning Commission Chair

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:


Michelle Espie, Administrative Specialist

DATE:


8/15/2024