

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 19, 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 September 19, 2024.

A. ROLL CALL

In attendance were, Commissioner Kevin Perry, Commissioner Anthony Spata, Commissioner Jay Leonard, Chair Jared Holland, Vice Chair Ken Chapman, and Commissioner Dennis Bash. Commissioner Matthew Keating had an excused absence.

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Trever Fleetham, Planning Manager; Jani Wertin, Planner II; Alyssa Lester, Project Coordinator; and Renee Puig-Hink, Administrative Specialist Senior.

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.

Dan Stetson, Buckeye, AZ – Online comment submission form was read into the record. The comment form discussed the number of car washes in Surprise.

Chair Holland closed the call to the public.

CONSENT AGENDA:

Item 1 – Consideration and action to approve or disapprove the September 5, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Leonard made a motion to approve the September 5, 2024, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Bash seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEM –PUBLIC HEARING:

Item 2 – District 3 – Consideration and action pertaining to a Conditional Use Permit (CUP) with Site Plan for a day care and preschool facility on a vacant 2.18 acres parcel located near the northeast corner of 137th Avenue and Waddell Road. Case# FS24-0140.

Trever Fleetham, Planning Manager, 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:

- Luke Air Force noise contour lines
- Luke Air Force high density letter
- Distinction between preschool and kindergarten
- Grandfathered use
- Distraction of instruction or harm from noise
- Flight mishaps

Commissioner Leonard made a motion to approve the Conditional Use Permit with Site Plan for Primrose School, Case FS24-0140, subject to stipulations 'a' through 'e' as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor. Commissioner Spata abstained.

Item 3 – District 1 – Consideration and action pertaining to a rezone of approximately 10 acres from Rural Residential (RR) to Residential Medium Density (R-2) on a vacant parcel, generally located east of the northeast corner of Sun Valley Parkway and 219th Avenue. FS24-0120.

Jani Wertin, Planner II, presented item 3 to the Commission.

Jeff Blillie representative for the applicant presented additional information to the Commission.

Chair Holland opened the public hearing.

Alex Christ, Surprise, AZ – Expressed a desire to keep the land rural residential.

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

The Commission discussed the following:

- Density
- Amenities
- Coordination with Ana Mandara PAD

Commissioner Leonard moved to recommend approval of the rezone for Mandara Ten, Case FS24-0120, subject to stipulations 'a' and 'b' as outlined in the staff report. Vice Chair Chapman seconded the motion. Motion passed with 5 votes in favor. Chair Holland voted against.

Item 4 – District 5 – Consideration and action pertaining to a rezone from Rural Residential (RR) to Light Industrial (I-1) for approximately 0.65 acres generally located west of Litchfield Road and north of Waddell Road. Case FS24-1017.

Trever Fleetham, Planning Manager, presented item 4 to the Commission.

Chair Holland opened the public hearing.

Alex Christ, Surprise, AZ – Expressed concern with noise pollution from the access way.

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

The Commission discussed the following:

- Access way
- City or county zoned
- Annexed parcel

Commissioner Perry moved to recommend approval of the proposed Head Right Rezone, case FS24-1017, to the City Council subject to stipulations 'a' and 'b' as outlined in the staff report. Commissioner Leonard seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

- None

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

ADJOURNMENT:

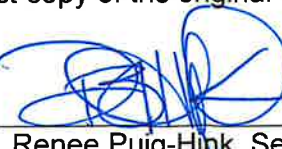
Hearing no further business, Chair Holland called for a motion to adjourn. Vice Chair Chapman made a motion to adjourn; Commissioner Leonard seconded the motion. All voted in favor.

Meeting adjourned at 6:53 pm.

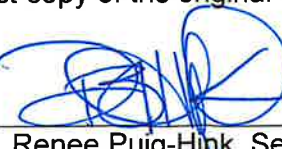

Jared Holland
Planning and Zoning Commission Chair

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:


Renee Puig-Hink, Secretary

DATE:


10/3/24