

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

November 21, 2024 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Vice Chair Chapman 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 November 21, 2024.

A. ROLL CALL

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

STAFF PRESENT:

Hobie Wingard, Senior Assistant City Attorney; Lloyd Abrams, Director of Community Development; Trever Fleetham, Planning Manager; Renee Puig-Hink, Administrative Specialist, Sr.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- None

D. STAFF REPORT

- None

CALL TO THE PUBLIC:

Vice Chair Chapman opened the call to the public to discuss any items not listed on the agenda.

- None

Vice Chair Chapman closed the call to the public.

CONSENT AGENDA:

Item 1 – Consideration and action to approve or disapprove the 2025 Planning and Zoning Commission Meeting Calendar.

Commissioner Keating made a motion to approve 2025 Planning and Zoning Commission Meeting Calendar. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor. Commissioner Leonard abstained.

Item 2 – Consideration and action to approve or disapprove the November 7, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Bash made a motion to approve the November 7, 2024, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Keating seconded the motion. Motion passed with 5 votes in favor. Commissioner Leonard abstained.

REGULAR AGENDA ITEM –PUBLIC HEARING:

Item 3 – Consideration and action pertaining to a rezone of approximately 3.4 acres from Rural Residential (RR) to Community Commercial (C-2), generally located south of the southeast corner of 163rd Avenue and Pinnacle Peak Road. Case FS24-0829.

Trever Fleetham, Planning Manager, presented item 3 and item 4 to the Commission.

Vice Chair Chapman opened the public hearing.

- None

Hearing no further requests, Vice Chair Chapman closed the public hearing.

The Commission discussed the following:

- Dedication of right-of-way allows for the expansion of 163rd to alleviate traffic
- Rezoning will align with the surrounding commercial designated parcels

Commissioner Leonard made a motion to recommend approval of the Morgan Property Rezone, case FS24-0829, to the City Council subject to stipulations 'a' and 'b' as outlined in the staff report. Commissioner Perry seconded the motion. Motion passed with 6 votes in favor.

Item 4 – Consideration and action pertaining to a rezone of approximately 7.4 acres from Rural Residential (RR) to Community Commercial (C-2) with Planned Unit Development (PUD) Overlay, generally located at the southeast corner of 163rd Avenue and Pinnacle Peak Road. Case FS24-1326.

Trever Fleetham, Planning Manager, presented item 4 in conjunction with item 3 to the Commission.

Vice Chair Chapman opened the public hearing.

- None

Hearing no further requests, Vice Chair Chapman closed the public hearing.

The Commission discussed the following:

- None

Commissioner Perry made a motion to recommend approval of the Wong Property Rezone, case FS24-1326, 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

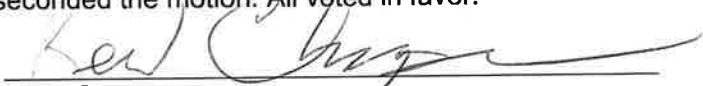
OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

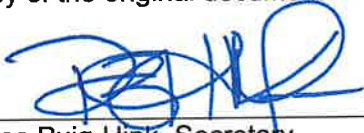
ADJOURNMENT:

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

Meeting adjourned at 6:13 pm.


Ken Chapman
Planning and Zoning Commission 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: 
Renee Puig-Hink, Secretary

DATE: 12/5/24