

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

February 20, 2025 / 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 20, 2025.

A. ROLL CALL

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

STAFF PRESENT:

Jeffrey Murray, Chief Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director; Leslie Carnie, Planner II; Renee Puig-Hink, Administrative Specialist, Sr.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- None

D. STAFF REPORT

- Traffic standards determine proper signage at pedestrian crossings.

CALL TO THE PUBLIC:

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

- Alex Christ, Surprise, AZ – Discussed population growth and housing density.

Chair Holland closed the call to the public.

CONSENT AGENDA:

Item 1 – Consideration and action to approve or disapprove the January 20, 2025, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Spata made a motion to approve the January 20, 2025, Planning and Zoning Commission Regular Meeting Minutes as presented. Vice Chair Chapman seconded the motion. Motion passed with 6 votes in favor. Commissioner Leonard abstained.

REGULAR AGENDA ITEM –PUBLIC HEARING:

Item 2 – Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a proposed 2,417 square foot Chipotle restaurant with a drive-through facility on a vacant 0.67 acres parcel, zoned Marley Park Planned Area Development (PAD), located near the southwest corner of Litchfield Road and Waddell Road. Case# FS24-0968.

Leslie Carnie, Planner II, presented item 2 to the Commission.

Chair Holland opened the public hearing.

- None

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

The Commission discussed the following:

- None

Commissioner Perry made a motion to approve the Conditional Use Permit with Site Plan for a restaurant with drive-through facility, Case# FS24-0968, subject to stipulations 'a' through 'e' as outlined in the staff report. Commissioner Leonard seconded the motion. Motion passed with 7 votes in favor.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

ADJOURNMENT:

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

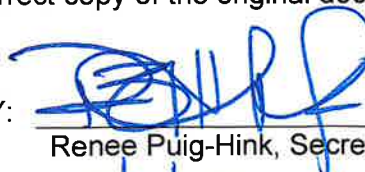
Meeting adjourned at 6:10 pm.



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:

3/6/25