

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

April 23, 2026 / 6:00 PM

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

CALL TO ORDER.

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 April 23, 2026.

A. ROLL CALL

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

STAFF PRESENT:

Hobie Wingard, Senior Assistant City Attorney; Lloyd Abrams, Assistant City Manager and Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Mindy Davis, Assistant Director of Community Development; Trever Fleetham, Interim Assistant Director of Community Development; Jani Wertin, Planner II; Sara Camarillo, Administrative Specialist, Sr. and Michelle Espie, Administrative Specialist.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- None

D. STAFF REPORT

- Trever Fleetham, Interim Assistant Director of Community Development, gave an updated target date of May 21, 2026 for the presentation of the battery energy storage systems.

CONSENT AGENDA:

Item 1 – Consideration and action to approve or disapprove the April 2, 2026, Planning and Zoning Commission Meeting Minutes.

Commissioner Bash made a motion to approve the April 2, 2026, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Holland seconded the motion. Motion passed with 6 votes in favor. Commissioner Leonard abstained.

REGULAR AGENDA ITEM – NON PUBLIC HEARING:

Item 2 – Presentation and discussion pertaining to a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to establish a new residential zoning district, Desert Rural (DR). Case FS25-0039.

Jani Wertin, Planner II and Trever Fleetham, Interim Assistant Director of Community Development, presented item 2 to the Commission.

The Commission discussed the following:

- Enforcement on trip limits/transportation issues
- Restrictions on annexation process
- Boundaries and expansion buffer
- Residency requirements, citizen concerns
- Signage and noise concerns
- Concern on language capturing
- Limitations on standalone commercial uses

Chair Chapman opened the public hearing.

- Alex Christ, Surprise, AZ – Expressed gratitude to the Commission for their hard work and conveyed concerns regarding changes to rural areas.

CALL TO THE PUBLIC:

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

- Acknowledgement of two emails received via the Planning and Zoning Comments email, both in opposition of the DHS facility. Emails have been passed on to management and the commission.
- Mathew Ragsdale, San Diego, CA – Briefly discussed the battery energy storage systems.

Chair Chapman closed the call to the public.

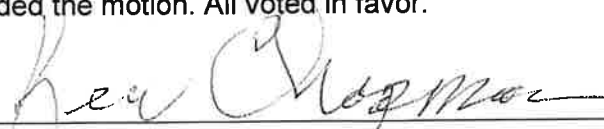
OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

ADJOURNMENT:

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

Meeting adjourned at 7:01pm.



Ken Chapman
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: 

Sara Camarillo, Secretary

DATE: 5/7/2026