

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

June 18, 2026 / 6:00 PM

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

CALL TO ORDER.

Vice Chair Spata 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 June 18, 2026.

A. ROLL CALL

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

B. STAFF PRESENT:

Bianca Cortez, Assistant City Attorney; Lloyd Abrams, Assistant City Manager and Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Trever Fleetham, Interim Assistant Director of Community Development; Sara Camarillo, Administrative Specialist, Sr.

COUNCIL MEMBERS PRESENT:

- None

C. PLEDGE OF ALLEGIANCE

D. CURRENT EVENTS REPORT

- None

E. STAFF REPORT

- None

CONSENT AGENDA:

Item 1 - Consideration and action to approve or disapprove the May 21, 2026, Planning and Zoning Commission Meeting Minutes.

Commissioner Perry made a motion to approve the May 21, 2026, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Leonard seconded the motion. Motion passed with 5 votes in favor. Chair Chapman and Commissioner Holland had excused absences.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 2 - Consideration and action pertaining to a rezone of approximately 160 acres from Rural Residential (RR) to Residential Medium Density (R-2) for property generally located along the southwest corner of Deer Valley Road and 231st Avenue alignments. Case FS25-0750.

Trever Fleetham, Interim Assistant Director of Community Development, presented item 2 to the Commission.

Vice Chair Spata opened the public hearing.

- Rich Stutzman, Surprise, AZ – Expressed concerns regarding traffic and safety.
- Jeff Blilie, Attorney and representative for the applicant – Addressed concerns of traffic plans, connectivity of roads, and well site.

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

The Commission discussed the following:

- Timeframe for road upgrades
- Timeframe for building to commence
- Stages of roads and infrastructure

Commissioner Perry moved to recommend approval of the Rezone for Surprise 160, Case FS25-0750, subject to stipulations 'a' and 'b' as outlined in the Staff Report. Commissioner Everett seconded the motion. Motion passed with 5 votes in favor. Chair Chapman and Commissioner Holland had excused absences.

Item 3 - Consideration and action pertaining to a rezone of approximately 422 acres from the Buena Vista Ranch Planned Area Development (PAD) and Rural Residential (RR) zoning districts to a combination of Residential Low Density (R-1), Residential Medium Density (R-2), Residential High Density (R-3), Open Space Conservation (OS-1), and General Industrial (I-2) zoning districts. Case FS24-1191.

Trever Fleetham, Interim Assistant Director of Community Development, presented item 3 to the Commission.

Commissioner Everett shared concerns from Surprise resident Kimberly Virostek including, security of well and mailboxes, traffic, and livestock/equestrian-vehicle roadway safety laws.

Vice Chair Spata opened the public hearing.

- Rich Stutzman, Surprise, AZ – Expressed concerns of single point of entry/exit, requested more access.
- Mahalia Munalem, Glendale, AZ – Shared support of more affordable housing and growth in Surprise.
- Jeff Blilie, Attorney and representative for the applicant – Addressed concerns of traffic and shared new proposed plan including open space, school site and additional well site.

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

The Commission discussed the following:

- Equestrian-vehicle roadway safety laws
- Campaign to educate on equestrian-vehicle traffic laws

Commissioner Perry moved to recommend approval of the Rezone for Buena Vista Ranch, Case FS24-1191, subject to stipulations (a) and (b) as outlined in the Staff Report. Commissioner Everett seconded the motion. Motion passed with 5 votes in favor. Chair Chapman and Commissioner Holland had excused absences.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- Commissioner Perry inquired about information regarding data centers.
- Trever Fleetham, Interim Assistant Director of Community Development, gave a brief overview of code and development standards as it relates to data centers.

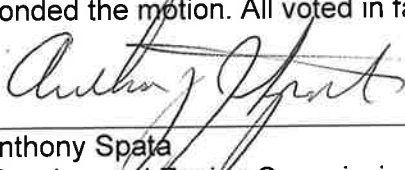
CALL TO THE PUBLIC:

- Acknowledgement of email received from Mike Johnson via the Planning and Zoning Comments email, in support of battery energy storage systems. Emails have been passed on to management and the commission.

ADJOURNMENT:

Hearing no further business, Vice Chair Spata 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 6:46 pm.



Anthony Spata
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: Sara Camarillo
Sara Camarillo, Secretary

DATE: 7.2.26