

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

August 6, 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 August 6, 2026.

A. ROLL CALL

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

B. STAFF PRESENT:

Bianca Cortez, Assistant City Attorney; Lloyd Abrams, Assistant City Manager and Director of Community Development; Trever Fleetham, Interim Assistant Director of Community Development; Chris Sexton, Senior Planner; Steven Faraclas, Fire Marshal; and 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 July 16, 2026, Planning and Zoning Commission Meeting Minutes.

Chair Chapman moved to consider a motion to table the minutes until the next meeting due to absentees.

Commissioner Holland made a motion to table consideration of the July 16, 2026, Planning and Zoning Commission Regular Meeting Minutes until the next meeting. Commissioner Perry seconded the motion. Motion passed with 4 votes in favor. Commissioner Dennis Bash did not vote. Vice Chair Anthony Spata and Commissioner Jay Leonard had excused absences.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 2 - Consideration and action pertaining to a proposed Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) related to Battery Energy Storage Systems (BESS). Case # FS23-1041

Chris Sexton, Senior Planner, presented item 2 to the Commission.

Chair Chapman opened the public hearing.

- Recognition of four emails received in support of BESS, emails were passed on to management as well as the commission.
- Mike Johnson, landowner in Surprise – expressed support for the 100 foot setback.
- Mathew Ragsdale, Key Capture Energy – shared support for the 100 foot setback and encouraged Planning and Zoning to do their due diligence on the other proposed setbacks.
- Autumn Johnson, Arizona Solar Energy Industries Association – discussed support of 100 foot setback and suggested pathways to reduce setbacks when supported by a plume study.
- Kimberly Faddoul, resident of Glendale – shared support of reliable/clean energy and 100 foot ordinance.
- Kristiana Faddoul Pepper, resident of Buckeye – expressed support for BESS and encouraged commission to support the 100 foot setback.
- Jessica Perry, Public Affairs Manager for APS – conveyed the importance of batteries to serve customers and shared support of the 100 foot setback or the additional recommendation of adjusting setbacks with a plume study.
- Manuel Gutierrez, Veterans Power America – expressed support for reliable energy, economic opportunities for veterans and the 100 foot setback.

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

The Commission discussed the following:

- Economic benefits
- Overall safety concerns
- Property line/Overlay
- EPA evacuation recommendations
- Clarification on text amendment
- Risk of gas station fires versus BESS
- NFPA recommendations
- Timeframe for BESS facilities
- Future grid reliability
- Accessory dwelling on existing properties
- Substation zoning
- Safety versus protection of landowner entitlements

Commissioner Everett moved to recommend approval of the Zoning Text Amendment relating to BESS, Case FS23-1041 to Mayor and City Council to include a separation distance of 100 feet. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor. Vice Chair Anthony Spata and Commissioner Jay Leonard had excused absences.

CALL TO THE PUBLIC:

- None

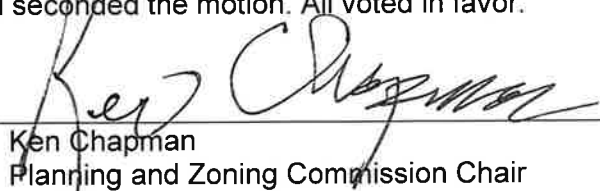
OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

ADJOURNMENT:

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

Meeting adjourned at 7:11 pm.

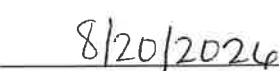

Ken Chapman
Planning and Zoning Commission Chair

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:


8/20/2026