

CITY OF SURPRISE

PLANNING AND ZONING COMMISSION 12425 West Bell Road, Suite D-100 Surprise, Arizona 85374

May 5, 2009

REGULAR MEETING MINUTES

CALL TO ORDER

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6 p.m. at the Surprise City Hall, 12425 West Bell Road, Suite D100, Surprise, Arizona 85374, on Tuesday, May 5, 2009.

ROLL CALL

In attendance with Chair Blair were Vice Chair Somers, and Commissioners Matthew Bieniek, Ken Chapman, John Hallin, and Robert Rein.

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Director Mihelich stated that the Planning and Zoning Commission meeting scheduled for June 6th will be cancelled and the meeting scheduled for July 7th will be moved to July 21st.

CALL TO THE PUBLIC

Chair Blair called to the public to discuss any issues not noted on the agenda. Hearing no comments from the public, Chair Blair closed the call to the public.

CONSENT AGENDA

All items listed with an asterisk (*) are considered to be routine by the Planning and Zoning Commission and were approved by one motion. There was no separate discussion of these items during this meeting.

Vice Chair Somers made a motion to approve the **Consent Agenda**. Commissioner Bieniek seconded the motion. The motion passed with a vote of 6 ayes and 1 vacancy.

- **Item 1*: Planning and Zoning Commission Minutes for April 7, 2009.**

ITEMS REMOVED FROM CONSENT

- **Item 2*: SP08-054 – Consideration and Action – Esplanade at Greer Ranch, stipulations ‘a’ through ‘g.’**

In response to Commissioner Rein, Planner Copeland explained that prior to construction the applicant will be required to submit an improvement plan to Engineering Development Services for the drainage channels located to the east and to the north of the property.

Vice Chair Somers made a motion to recommend approval of **SP08-054, Esplanade at Greer Ranch**, subject to staff findings and stipulations ‘a’ through ‘g.’ Commissioner Chapman seconded the motion. The motion passed with a vote of 6 ayes and 1 vacancy.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 3: GPA09-005 – Consideration and Action – Major General Plan Amendment.**

Senior Planner Janice See presented the project to the Commission. Staff recommended approval of **GPA09-005, Major General Plan Amendment.**

Chair Blair opened the meeting for public comment. Hearing no comments from the public, Chair Blair closed the public hearing.

Commissioner Rein made a motion to recommend approval of **GPA09-005, a Major General Plan Amendment.** Commissioner Chapman seconded the motion. The motion passed with a vote of 6 ayes and 1 vacancy.

- **Item 4: CUP08-325 – Consideration and Action – Mustard Seed Residential Shelter.**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **CUP08-325, Mustard Seed Residential Shelter**, subject to stipulations ‘a’ through ‘g.’

In response to Commissioner Hallin, Planner Copeland stated that there was not a stipulation regarding the length of stay for the residents; however, one could be added.

There was some discussion regarding parking:

- Parking allowed along the adjacent street.
- Renting of social hall for outside functions or special events causing a need for additional parking.

In response to Chair Blair, Director Mihelich stated that a stipulation could be added to limit the use of the social hall to activities directly related to the church and/or shelter.

Chair Blair opened the meeting for public comment. Hearing no comments from the public, Chair Blair closed the public hearing.

Director Mihelich read the additional stipulations:

- Stipulation 'h' – Occupants may not stay longer than 30 days at the shelter within any 6-month time frame.
- Stipulation 'i' – The social hall shall only be used for events directly related to church and shelter activities.

Commissioner Chapman made a motion to approve **CUP08-325, Mustard Seed Residential Shelter**, and adopt staff's findings, subject to stipulations 'a' through 'i,' as amended. Commissioner Bieniek seconded the motion. The motion passed with a vote of 6 ayes and 1 vacancy.

- **Item 5: PAD08-322 – Consideration and Action – NWC of Cotton Lane and Waddell Road.**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **PAD08-322, NWC of Cotton Lane and Waddell Road**, subject to stipulations 'a' through 'b.'

In response to Commissioner Somers, Planner Copeland stated that the adjacent property is in Maricopa County and currently designated as R1-43. It is anticipated that the property will be developed as high-density residential or mixed use.

In response to Commissioner Rein, Planner Copeland stated that staff is supporting the reduction in setback due to the 80-foot regional drainage channel located along the frontage of the site.

In response to Commissioner Rein, Planner Copeland stated that the usable area of the site is approximately 15,000 square feet.

Chair Blair opened the meeting for public comment. Hearing no comments from the public, Chair Blair closed the public hearing.

Commissioner Bieniek made a motion to recommend approval of **PAD08-322, NWC of Cotton Lane and Waddell Road**, and adopt staff's findings and stipulations 'a' and 'b.' Commissioner Somers seconded the motion. The motion passed with a vote of 6 ayes and 1 vacancy.

- **Item 6: TA08-341 – Consideration and Action – Surprise Unified Development Code**

Director Jeff Mihelich presented the project to the Commission. Staff recommended approval of **TA08-341, Surprise Unified Development Code**.

Chair Blair opened the meeting for public comment. Hearing no comments from the public, Chair Blair closed the public hearing.

Commissioner Chapman made a motion to recommend approval of **TA08-341, Surprise Unified Development Code**. Commissioner Bieniek seconded the motion. The motion passed with a vote of 6 ayes and 1 vacancy.

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the regular Planning and Zoning Commission meeting at 6:46 p.m.

STAFF PRESENT:

Community Development Director Jeff Mihelich, Assistant City Attorney Jim Gruber, Fire Marshal Doug Helbig, Senior Planner Dennis Dorch, Senior Planner Janice See, Planner Adam Copeland, Planner Nicole Green-Catten, Secretary Mary Casagrande, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT: None

Jeffrey J. Mihelich, Director
Community Development Department

Jan Blair, Chair
Planning and Zoning Commission