

## **CITY OF SURPRISE**

### **PLANNING AND ZONING COMMISSION 16000 North Civic Center Plaza Surprise, Arizona 85374**

**July 21, 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, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Tuesday, July 21, 2009.

##### **ROLL CALL**

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

##### **PLEDGE OF ALLEGIANCE**

##### **CURRENT EVENTS REPORT**

##### **STAFF REPORT**

Director Mihelich stated that staff is continuing to update the General Plan. The current focus is Village 1 planning. A subcommittee has been formed with stakeholders and is going very well. An update will be provided to commission in the next couple of months.

The streamlined development review process is working very well and staff has received very positive comments from the development community on the efficiencies created by this new process.

##### **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.

- **Item 1\*: Planning and Zoning Commission Minutes for May 5, 2009.**
- **Item 2\*: SPA098-316 – Consideration and Action – Word of Life Lutheran Church – Gymnasium and Classroom Addition.**

Commissioner Chapman made a motion to approve the **Consent Agenda**. Vice Chair Somers seconded the motion. The motion passed with a vote of 5 ayes, 1 absent (Hallin), and 1 vacancy.

## **REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING**

- **Item 3: CUP09-024 – Consideration and Action – Riverboat Acres RV Storage Expansion.**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **CUP09-024, Riverboat Acres RV Storage Expansion**, subject to conditions 'a' through 'n.'

In response to Chair Blair, Adrian Ely, the applicant, stated that the hours for the RV storage are 7am to 7pm Sunday through Friday, 9am to 7pm Saturday. The gates are manually locked and unlocked each day.

In response to Commissioner Rein, Planner Wingard stated that staff held an outreach meeting in the spring to gain community input from winter visitors that were not able to attend this meeting.

In response to Commissioner Chapman, Planner Wingard stated that this conditional use permit is to help resolve the non-compliance of the original CUP issued in 2001, specifically, trees on the east side of the property. Director Mihelich acknowledged the past challenges with CUP's. Staff has made adjustments to address these challenges by creating very specific conditions and including requirements and penalties for non-compliance in the recently adopted SUDC.

In response to Commissioner Chapman, Ms. Ely stated that the original permit did not provide a deadline date for screening. At the time the residents did not want trees blocking their view of the mountains and screening options were limited. Without a specific deadline for screening, their funding was spent on programs rather than the screening.

Responding to Chair Blair, Ms. Ely stated that the facility can hold 160 RVs and there is always a waiting list.

Chair Blair opened the meeting for public comment.

**Marlene Becker, resident**, stated that she is representing residents of Arizona Traditions. The residents do not appreciate looking at the RVs and would like the landscape screening.

Director Mihelich stated that the condition specifies the trees must be planted by October 30, 2009; all conditions must be met before the permit is valid.

Hearing no further comments from the public, Chair Blair closed the public hearing.

Vice Chair Somers made a motion to approve **CUP09-024, Riverboat Acres RV Storage Expansion** and adopt staff's findings, subject to conditions 'a' through 'n.' Commissioner Bieniek seconded the motion. The motion passed with a vote of 5 ayes, 1 absent (Hallin), and 1 vacancy.

- **Item 4: CUP09-089 – Consideration and Action – Greenway Marketplace Pad B Suite 100.**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **CUP09-089, Greenway Marketplace Pad B Suite 100**, subject to conditions 'a' through 'c.'

In response to Vice Chair Somers, Planner Copeland stated that the tenant is not yet determined.

Responding to Commissioner Bieniek, Planner Copeland stated that the grease interceptor would be placed underground.

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 **CUP09-089, Greenway Marketplace Pad B Suite 100**, and adopt staff's findings and conditions 'a' through 'c.' Commissioner Rein seconded the motion. The motion passed with a vote of 5 ayes, 1 absent (Hallin), and 1 vacancy.

- **Item 5: PADA09-050 – Consideration and Action – Sun City Grand**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **PADA09-050, Sun City Grand**, subject to conditions 'a' and 'b.'

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

Vice Chair Somers made a motion to recommend approval of **PADA09-050, Sun City Grand**, and adopt staff's findings and conditions 'a' and 'b.' Commissioner Bieniek seconded the motion. The motion passed with a vote of 5 ayes, 1 absent (Hallin), and 1 vacancy.

## **ADJOURNMENT**

Hearing no further business, Chair Blair adjourned the regular Planning and Zoning Commission meeting at 6:42 p.m.

**STAFF PRESENT:**

Community Development Director Jeff Mihelich, Assistant City Attorney Jim Gruber, Planner Bart Wingard, Planner Adam Copeland, and Planning and Zoning Commission Secretary Deb Perry.

**COUNCIL MEMBERS PRESENT:** None

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Jeffrey J. Mihelich, Director  
Community Development Department

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Jan Blair, Chair  
Planning and Zoning Commission