

CITY OF SURPRISE

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

September 1, 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, September 1, 2009.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Director Mihelich welcomed the newest member of the Commission, Dennis Smith.

On Sunday, October 17, the city will host the second annual Green Fair located at the city hall campus from 8 a.m. to 2 p.m. This fair is intended to provide educational opportunities for eco-friendly products.

With no objection from the Commission, staff requested rescheduling the October 6th Planning and Zoning Commission meeting to October 20th.

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 July 21, 2009.**

Commissioner Rein made a motion to approve the **Consent Agenda**. Commissioner Bieniek seconded the motion. The motion passed with a vote of 5 ayes, 1 abstain (Hallin), and 1 absent (Chapman).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 2: PADA09-087 – Consideration and Action – Altamira.**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **PADA09-087, Altamira**, subject to conditions 'a' through 'd.'

In response to Commissioner Hallin, Planner Copeland stated that there is a drainage study taking place in the area. The drainage plan is showing a worst case scenario and how the area could be lifted out of the flood plain.

In response to Vice Chair Somers, Planner Copeland stated that parking guidelines for cluster housing are outlined in the Surprise Unified Development Code, which offers numerous options for the developer.

In response to Commissioner Rein, Planner Copeland explained that the amenities would be phased with development.

There were questions and discussion regarding the road development for Asante Boulevard, San Ysidro Road, Reems Road, and Pinnacle Peak Road.

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 approve **PADA09-087, Altamira** and adopt staff's findings, subject to conditions 'a' through 'd.' Commissioner Hallin seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Chapman).

OTHER BUSINESS

- **Item 3: LPD09-008 – Discussion Only – Village 1 Planning Update.**

Planner Vineetha Kartha presented the Village 1 update to the Commission.

In response to Commissioner Hallin, Planner Kartha stated that the Original Town Site will also have a master site plan and will be carefully planned to avoid piecemeal design.

In response to Commissioner Rein, Planner Kartha explained that the city's guidelines for a village plan would need to be followed and funded by the developer. Director Mihelich explained that stimulus money is assisting with the revitalization of areas, such as the Original Town Site.

In response to Commissioner Rein, Planner Kartha stated that the transit routes for Village 1 are intended for trolleys or any mode of transit that would complement the village plan.

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the regular Planning and Zoning Commission meeting at 7:10 p.m.

STAFF PRESENT:

Community Development Director Jeff Mihelich, Assistant City Attorney Jim Gruber, City Clerk Sherry Aguilar, Planner Vineetha Kartha, Planner Adam Copeland, Planning and Zoning Commission Secretary Deb Perry and Carol Dager.

COUNCIL MEMBERS PRESENT: None

Jeffrey J. Mihelich, Director
Community Development Department

Jan Blair, Chair
Planning and Zoning Commission