

CITY OF SURPRISE

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

November 3, 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, November 3, 2009.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Director Jeff Mihelich stated that there was a request from a member of the commission to cancel the January 5, 2010 meeting and reschedule the meeting to January 19, 2010. The commission decided to move the meeting.

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 October 20, 2009.**

Vice Chair Somers made a motion to approve the **Consent Agenda**. Commissioner Chapman seconded the motion. The motion passed with a vote of 4 ayes, 2 abstain (Blair, Bieniek) and 1 absent (Rein).

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING

- **Item 2. FS09-222 – Consideration and Action – Amended Site Plan for Crossroads at Surprise (Cactus Jack’s).**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **FS09-222, Amended Site Plan for Crossroads at Surprise (Cactus Jack’s)**, subject to conditions ‘a’ through ‘g.’

In response to Vice Chair Somers, Planner Copeland stated that moving the parking spaces in order to accommodate site traffic would not require the building to be moved.

In response to Commissioner Smith, Planner Copeland explained that traffic studies were completed when the project initially came into the city. The applicant has completed all required off-site improvements, including curb cuts, deceleration lanes, and median breaks, to accommodate the traffic on Bell Road.

Commissioner Hallin made a motion to approve **FS09-222, Amended Site Plan for Crossroads at Surprise (Cactus Jack’s)**, and adopt staff’s findings, subject to conditions ‘a’ through ‘g.’ Commissioner Bieniek seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Rein).

- **Item 3: SP09-106 – Consideration and Action – Sun Valley Ward LDS Church.**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **SP09-106, Sun Valley Ward LDS Church**, subject to conditions ‘a’ through ‘h.’

In response to Commissioner Chapman, **Scott Lutes, Architect**, stated that the church included as many parking spaces as the site would accommodate; however, the park to the north has been approved for overflow parking if it is needed.

In response to Chair Blair, Director Mihelich believes that the shared parking between the park and the church would be contained in the development agreement.

Commissioner Somers made a motion to approve **SP09-106, Sun Valley Ward LDS Church** and adopt staff’s findings, subject to conditions ‘a’ through ‘h’. Commissioner Bieniek seconded the motion. The motion passed with a vote of 5 ayes, 1 nay (Blair) and 1 absent (Rein).

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the regular Planning and Zoning Commission meeting at 6:20 p.m.

STAFF PRESENT:

Community Development Director Jeff Mihelich, Assistant City Attorney Jim Gruber, Planner Bart Wingard, 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