

## **CITY OF SURPRISE**

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

**April 6, 2010**

### **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, April 6, 2010.

#### **ROLL CALL**

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

#### **PLEDGE OF ALLEGIANCE**

#### **CURRENT EVENTS REPORT**

#### **STAFF REPORT**

Director Jeff Mihelich stated that City Council had initiated a Complete Count Committee to assist in increasing the awareness and importance of the Census to the residents. Real time tracking of the response rate is available and Surprise is currently at 63%, which is higher than the local, state and national average.

On Thursday, City Council is holding a work session and has invited all boards and commissions to attend and provide an update. The meeting will be held at 4 p.m. in the Council Chambers.

At the next Planning and Zoning Commission Meeting, we will be reviewing the General Plan Amendments for 2010. This meeting will be held May 4<sup>th</sup> and will take place at the old City Council Chambers.

#### **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.

## REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING

- **Item 1: Planning and Zoning Commission Minutes for March 2, 2010.**

Vice Chair Somers made a motion to approve the **Planning and Zoning Commission Minutes for March 2**. Commissioner Rein seconded the motion. The motion passed with a vote of 7 ayes.

- **Item 2: FS09-339 – Consideration and Action – Arizona Charter Academy**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS09-339, a site plan amendment for Arizona Charter Academy**, subject to condition 'a.'

Commissioner Bieniek made a motion to approve **FS09-339, a site plan amendment for Arizona Charter Academy** and adopt staff's findings, subject to condition 'a.' Vice Chair Somers seconded the motion. The motion passed with a vote of 7 ayes.

## REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 3: FS09-249 – Consideration and Action – Moon Valley Nursery**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS09-249, a rezone and site plan amendment for Moon Valley Nursery**, subject to conditions 'a' through 'e'

In response to Commissioner Chapman, Planner Wingard stated that the applicant worked closely with the Fire Department and there is adequate fire access to the site.

In response to Commissioner Bieniek, **Mark Nusall, applicant**, stated that the existing site property will be put up for sale.

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 to the Mayor and City Council **FS09-249, a rezone, as well as approve the site plan amendment for Moon Valley Nursery** and adopt staff's findings, subject to conditions 'a' through 'e.' Commissioner Bieniek seconded the motion. The motion passed with a vote of 7 ayes.

## OTHER BUSINESS

- **Item 4: Consideration and Action – 2010 Work Plan for Planning and Zoning Commission**

Director Mihelich presented the work plan to the Commission.

In response to Commissioner Rein, Director Mihelich explained that the Way Finding Plan is to assist people in locating civic facilities. The signage will direct people from the interstate and other widely traveled roads within the city.

Commissioner Rein made a motion to approve the **2010 Work Plan for Planning and Zoning Commission**. Vice Chair Somers seconded the motion. The motion passed with a vote of 7 ayes.

- **Item 5: Discussion Only – Village One Plan**

Planner Vineetha Kartha presented the Village One Plan Update to the Commission.

There were questions and discussion regarding:

- The need to establish the pattern now for long-term development
- Deed restriction
- Mixed Use - what it means and the flexibility it provides
- Existing Planned Area Development (PAD)
- Aqua Fria Water Master Plan
- Affect on air quality with mining
- Bell Road streetscape

Planner Kartha asked the Commission for suggestions regarding review timelines for village updates. After some discussion it was decided that every three years was a sufficient time to review village planning.

- **Item 6: Discussion Only – Options available for Business Cards for Commission Members**

Director Mihelich discussed the options available to the Commission in regards to business cards.

After some discussion, the Commission decided they preferred options three and four, which are photo identification cards, full color brochures and business cards made in house by staff.

## **ADJOURNMENT**

Hearing no further business, Chair Blair adjourned the regular Planning and Zoning Commission meeting at 7:03 p.m.

**STAFF PRESENT:**

Community Development Director Jeff Mihelich, Assistant City Attorney Jim Gruber, Planner Bart Wingard, Planner Vineetha Kartha, Planner Nicole Catten, 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