

## **CITY OF SURPRISE**

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

**December 7, 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, December 7, 2010.

#### **ROLL CALL**

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

#### **PLEDGE OF ALLEGIANCE**

#### **CURRENT EVENTS REPORT**

#### **STAFF REPORT**

Director Jeff Mihelich stated that the city is requesting the Planning and Zoning Commission to have a special meeting on January 11, 2011 at 6 p.m. The Rio Glass project is moving forward with a very tight time line and this meeting is needed in order to assist in keeping them on target. The normal scheduled meeting on January 18<sup>th</sup> will also be held as we already have several projects scheduled.

#### **CALL TO THE PUBLIC**

Chair Blair called to the public to discuss any issues not noted on the agenda.

**Jean Matherly, Center of Compassionate Care**, stated that they are trying to open a medical marijuana dispensary in Surprise. She feels that this is needed by many people and would like to stay in the city.

**Chris Boyd, Assistant Community and Economic Development Director**, stated that the city has been researching and studying the Medical Marijuana Proposition in regards to zoning perspectives and spacing requirements. In early January, staff plans to take their findings to a City Council Work Session to ask for direction. It is anticipated to bring the Text Amendment forward for consideration by the Commission in early February.

In response to Commissioner Rein, Assistant Director Boyd stated that the 120-day implementation requirement given by the state will be met with the city's planned timeline.

**Jesus Corella, resident**, expressed his desire for the city to extend a water line ½ mile east of the Altamira project. The extension of the water line would help people and builders alike.

Hearing no further 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 October 5, 2010.**

Commissioner Hallin made a motion to approve the **Planning and Zoning Commission Minutes for October 5, 2010**. Vice Chair Somers seconded the motion. The motion passed with a vote of 5 ayes, 1 abstain (Rein) and 1 absent (Smith).

- **Item 2: PS10-135 – Consideration and Action – Altamira**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **PS10-135, a preliminary plat for Altamira**.

**Scott McCoy, representing the applicant**, stated that the applicant will be developing a water facility to serve both the Verdugo and Altamira projects.

In response to Commissioner Hallin, Planner Copeland stated that the city will be the water provider for the area. At the time of final platting, the Water Master Plan will be evaluated to verify that it is up to standards and sufficient for the area.

There was discussion regarding the following topics:

- Lighting of the trail system
- Trail system crossing at Asante Boulevard
- Drainage of the project and adjacent properties
- Economic Impact Analysis for residential new builds

In response to Commissioner Rein, Planner Copeland stated that the Citizen Review Process and outreach meeting was held at the Planned Unit Development stage of the project. At the preliminary plat stage, mailings were sent to all property owners within a 200-foot radius.

Vice Chair Somers made a motion to approve **PS10-135, a preliminary plat for Altamira** and adopt staff's findings, subject to conditions 'a' through 'd.' Commissioner Chapman seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Smith).

## **OTHER BUSINESS**

- **Item 3: LPD09-335 – Discussion Only – Streetscape Design Guidelines**

Planner Vamshee Kovuru presented the project to the Commission.

In response to Commissioner Bieniek, Planner Kovuru stated that these guidelines were not used for the improvements on Bell Road, Friendship Bridge area.

There was some discussion regarding:

- Orientation of buildings/architecture of buildings that face away from the street
- Pattern material in crosswalks causing tire noise
- Roundabouts
- Residential street width

## **ADJOURNMENT**

Hearing no further business, Chair Blair adjourned the regular Planning and Zoning Commission meeting at 6:57 p.m.

## **STAFF PRESENT:**

Community and Economic Development Director Jeff Mihelich, Assistant City Attorney Jim Gruber, Assistant Community and Economic Development Director Chris Boyd, Planner Adam Copeland, Planner Vamshee Kovuru, and Planning and Zoning Commission Secretary Deb Perry.

**COUNCIL MEMBERS PRESENT:** None

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Jeffrey J. Mihelich, Director  
Community and Economic Development

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Jan Blair, Chair  
Planning and Zoning Commission