

CITY OF SURPRISE

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

January 11, 2011

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, January 11, 2011.

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 the next Commission Meeting is Tuesday, January 18th.

There have been a series of public input meetings for the Strategic Plan, with the next meeting scheduled for January 12th at 6pm at the Sierra Montana Recreation Center. Residents also have the ability to comment through a survey that was included in the Surprise Progress Magazine and on line at the city website. Next week, staff will gather the data collected and make a presentation to City Council during a February work session.

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 December 7, 2010.**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for December 7, 2010**. Commissioner Hallin seconded the motion. The motion passed with a vote of 6 ayes and 1 abstain (Smith).

- **Item 2: FS10-266 – Consideration and Action – Rioglass Solar**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **FS10-266, a site plan for Rioglass Solar**.

In response to Commissioner Rein, Planner Copeland stated that Solar Technology has not been proposed on the project.

There was some discussion regarding:

- Public access
- Development of roadway to the south of the site

Vice Chair Somers made a motion to approve **FS10-266, a site plan for Rioglass Solar** and adopt staff's findings, subject to conditions 'a' through 'g.' Commissioner Hallin seconded the motion. The motion passed with a vote of 7 ayes.

OTHER BUSINESS

- **Item 3: FS10-274 – Discussion Only – Medical Marijuana Text Amendment**

Assistant Director Chris Boyd presented the proposed text amendment to the Commission.

Vice Chair Somers stated that the proposed Zoning Sections 122-121 (a), (b), (c), and (h) needed the words "offsite cultivation facilities" added.

There were questions and discussion regarding:

- Approval requirements
- Zoning requirements
- Separation requirements
- Facility size
- Enforcement of disposal methods
- Federal laws

The commission requested the following be added to the text amendment:

- Disposal methods of expired infusion products
- Regulation of business hours

Commissioner Rein suggested that the dispensary facility size matrix be changed to 2,500 square feet due to the existing structures available.

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the regular Planning and Zoning Commission meeting at 7:27 p.m.

STAFF PRESENT:

Community and Economic Development Director Jeff Mihelich, Assistant City Attorney Jim Gruber, GIS Division Manager Lloyd Abrams, Assistant Community and Economic Development Director Chris Boyd, Development Services Manager Debbie White, Commander Donald Schneidmiller, Planner Adam Copeland, Planner Bart Wingard, Economic Development Coordinator Mike Hoover, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT: None

Jeffrey J. Mihelich, Director
Community and Economic Development

Jan Blair, Chair
Planning and Zoning Commission