

CITY OF SURPRISE

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

January 18, 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 18, 2011.

ROLL CALL

In attendance with Chair Blair were Vice Chair Steve 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 Jeff Mihelich stated that City Council was unable to review the Commission's recommendations regarding the changes to the Streetscape Design Guidelines, so we are asking for that item to be continued to the next Commission meeting.

Per request of the Commission, additional research was completed on the operation hours of medical marijuana dispensaries. Results were inconclusive to any specific findings. Staff will continue to research the item and bring any other findings forward when the item comes to vote.

CALL TO THE PUBLIC

Chair Blair called to the public to discuss any issues not noted on the agenda. Hearing no comments, 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: FS10-162 – Consideration and Action – Surprise Medical Plaza at the City**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **FS10-162, a site plan for Surprise Medical Plaza.**

In response to Commissioner Hallin, Planner Copeland stated that, if needed, the parking surface does have the ability to be developed into a parking structure by adding multiple levels.

Commissioner Smith expressed concern for the lack of solar technology used on the project. He stated that the City Center area should be a leader in Sustainability and set the example for the remainder of the city.

Vice Chair Somers made a motion to approve **FS10-162, a site plan for Surprise Medical Plaza** and adopt staff's findings, subject to conditions 'a' through 'd.' Commissioner Hallin seconded the motion. The motion passed with a vote of 5 ayes, 1 abstain (Rein) and 1 absent (Chapman).

- **Item 2: FS10-225 – Consideration and Action – Paradise Education Center**

Planner Hobart Wingard presented the project to the Commission. Staff recommended approval of **FS10-225, a site plan amendment for Paradise Education Center.**

In response to Commissioner Rein, Planner Wingard stated that the fire lane located behind the building is not surrounded by a barrier.

Commissioner Bieniek made a motion to approve **FS10-225, a site plan amendment for Paradise Education Center** and adopt staff's findings, subject to conditions 'a' and 'b.' Commissioner Rein seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Chapman).

- **Item 3: FS10-236 – Consideration and Action – Shepherd of the Valley Church**

Planner Hobart Wingard presented the project to the Commission. Staff recommended approval of **FS10-236, a site plan amendment for Shepherd of the Valley Church.**

In response to Commissioner Rein, Planner Wingard stated that there is shared easement and access with the project to the west of the site.

Commissioner Rein made a motion to approve **FS10-236, a site plan amendment for Shepherd of the Valley Church** and adopt staff's findings. Commissioner Smith seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Chapman).

- **Item 4: LPD09-335 – Consideration and Action – Streetscape Design Guidelines**

Commissioner Hallin made a motion to continue **LPD09-335, Streetscape Design Guidelines** to the February 17th meeting. Commissioner Bieniek seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Chapman).

OTHER BUSINESS

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the regular Planning and Zoning Commission meeting at 6:22 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 Hobart Wingard, Planner Vamshee Kovuru, 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