

CITY OF SURPRISE

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

February 22, 2011

REGULAR MEETING MINUTES

CALL TO ORDER

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 3 p.m. at the Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Tuesday, February 22, 2011.

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

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: FS11-010 – Consideration and action – Gestamp Solar Steel**

Director Jeff Mihelich stated that we are welcoming our second U.S. Corporate Headquarters to the city. Gestamp has worked for many months with the city on their development plans.

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **FS11-010, a site plan for Gestamp Solar Steel.**

In response to Commissioner Rein, Planner Copeland stated that the applicant is looking at adding solar energy to future phases of the project.

There were questions regarding the following:

- Truck circulation
- Hours of operation
- Security gate / guard shack

Commissioner Chapman made a motion to approve the **FS11-010, a site plan for Gestamp Solar Steel** and adopt staff's findings; subject to conditions 'a' through 'e.' Commissioner Bieniek seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (D. Smith).

OTHER BUSINESS

Chair Blair requested a work session to review conditional use permits and for staff to provide a count of temporary buildings in the city.

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the Special Planning and Zoning Commission meeting at 3:14 p.m.

STAFF PRESENT:

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

COUNCIL MEMBERS PRESENT:

Jeffrey J. Mihelich, Director
Community and Economic Development

Jan Blair, Chair
Planning and Zoning Commission