

CITY OF SURPRISE

PLANNING AND ZONING COMMISSION 12425 West Bell Road, Suite D-100 Surprise, Arizona 85374

May 19, 2011

REGULAR MEETING MINUTES

CALL TO ORDER

Vice Chair Steve Somers called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at the AZ TechCelerator, 12425 West Bell Road, Suite D-100, Surprise, Arizona 85374, on Tuesday, May 19, 2011.

ROLL CALL

In attendance with Vice Chair Steve Somers were Commissioners Ken Chapman, John Hallin, Jerry Hoyler, and Dennis Smith. Chair Jan Blair and Commissioner Matthew Bieniek were absent.

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Director Jeff Mihelich stated that many interesting projects are occurring in the field. The Southwest Railplex area has two projects that are under construction; Gestamp Solar Steel and Rioglass Solar. Both had very aggressive timelines which should be met.

The city has started the re-districting process and Commissioner Chapman serves on this committee. There are three draft maps online at surpriseaz.gov for public review and comment. In addition, there are three public input sessions scheduled for June.

Director Mihelich introduced and welcomed new Commissioner Jerry Hoyler.

CALL TO THE PUBLIC

Vice Chair Somers called to the public to discuss any issues not noted on the agenda. Hearing no comments, Vice Chair Somers 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: New Commissioner Oath of Office.**

City Clerk Sherry Aguilar administered the ceremonial oath of office to the new Planning and Zoning Commissioner, Jerry Hoyler.

- **Item 2: Planning and Zoning Commission Minutes for March 3, 2011.**

Commissioner Hallin made a motion to approve the **Planning and Zoning Commission Minutes for March 3, 2011**. Commissioner Smith seconded the motion. The motion passed with a vote of 5 ayes and 2 absent (Blair, Bieniek).

- **Item 3: Consideration and action- Planning and Zoning Commission work program calendar.**

Director Mihelich presented the Work Program Calendar to the Commission.

In response to Commissioner Hallin, Director Mihelich stated that the General Plan will go forward for vote again at the next general election.

Commissioner Hallin made a motion to approve the **Planning and Zoning Commission work program calendar**. Commissioner Chapman seconded the motion. The motion passed with a vote of 5 ayes and 2 absent (Blair, Bieniek).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 4: FS11-008 – Discussion Only – 2011 Major General Plan Amendment**

Planner Vineetha Kartha presented the project to the commission.

There were questions and discussions regarding:

- Feedback from other municipalities
- Northwest Regional Landfill comment letter
- 900-foot buffer area
- Compatibility with Regional Trail

Vice Chair Somers opened the call to the public.

Dana Warnecke, Arizona Game and Fish Department, stated that the department is working on wildlife linkage planning across the State. The recommendations that have been provided are based on the biology of the species. The success across the State will be based on the communities' willingness to incorporate these goals.

Hearing no further comments, Vice Chair Somers closed the call to the public.

In response to Commissioner Hallin, Planner Kartha stated that the study area did not go north of Grand Avenue.

- **Item 5: FS11-034 - Consideration and action – Express Car Wash**

Planner Bart Wingard presented the project to the commission. Staff recommended approval of **FS11-034, a conditional use permit for Express Car Wash.**

In response to Commissioner Hallin, Director Mihelich stated that adding a condition regarding the noise is not warranted at this time, given the studies and data received from the applicant.

In response to Commissioner Chapman, **Jim Rafferty, project manager**, stated that the vacuums are housed inside the building. The hoses are piped to the stations so the only noise outside will be the suction from the hose.

Vice Chair Somers opened the call to the public.

Paul Wisner, resident, stated that his main concern is that the people don't have a say in what goes into this area. He stated that there is a car wash at 134th Avenue and one on Bell Road. Concerned that city will have too many car washes in the city.

Hearing no further comments, Vice Chair Somers closed the call to the public

Commissioner Chapman made a motion to approve **FS11-034, a conditional use permit for Express Car Wash** and adopt staff's findings; subject to conditions 'a' through 'e.' Commissioner Smith seconded the motion. The motion passed with a vote of 5 ayes and 2 absent (Blair, Bieniek).

- **Item 6: FS11-058 - Consideration and action – Dunkin' Donuts**

Planner Adam Copeland presented the project to the commission. Staff recommended approval of **FS11-058, a conditional use permit for Dunkin' Donuts.**

Commissioner Chapman stated that the area is busy with a popular fast food restaurant adjacent to the site. There is concern that patrons will pull out across parking spots and requested that parking blocks be added to discourage this type of movement.

Vice Chair Somers opened the call to the public. Hearing no comments, Vice Chair Somers closed the call to the public

Commissioner Hallin made a motion to approve **FS11-058, a conditional use permit for Dunkin Donuts** and adopt staff's findings; subject to conditions 'a' and 'b' Commissioner Chapman seconded the motion. The motion passed with a vote of 5 ayes and 2 absent (Blair, Bieniek).

OTHER BUSINESS

- **Item 7:- Discussion Only – Conditional Use Permits and Temporary Buildings**

Assistant Director Chris Boyd presented the subject to the commission.

There was discussion and questions regarding the following:

- Expiration dates/time parameters for CUPs
- Enforceability of CUPs/TUPs
- Timeline of code change
- Public schools versus private and charter schools
- More specific conditions on a conditional use permit

ADJOURNMENT

Hearing no further business, Vice Chair Somers adjourned the regular Planning and Zoning Commission meeting at 7:49 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 Vineetha Kartha, Planner Hobart Wingard, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT:

Jeffrey J. Mihelich, Director
Community and Economic Development

Steve Somers, Vice Chair
Planning and Zoning Commission