

## **CITY OF SURPRISE**

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

**November 9, 2011**

### **SPECIAL 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 Thursday, November 9, 2011.

#### **ROLL CALL**

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

#### **PLEDGE OF ALLEGIANCE**

#### **CURRENT EVENTS REPORT**

#### **STAFF REPORT**

Assistant City Manager Jeff Mihelich stated that the city is getting ready to update the General Plan. This is quite a lengthy process that will involve a committee of residents and various Commission members. One member from the Commission is requested to volunteer on the committee.

Assistant City Manager Mihelich stated that the December and January Planning and Zoning Commission meetings will be cancelled.

#### **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: Planning and Zoning Commission Minutes for September 22, 2011.**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for September 22, 2011**. Commissioner Somers seconded the motion. The motion passed with a vote of 5 ayes and 2 abstain (Hallin, Bieniek).

## **REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING**

- **Item 2: FS11-283 – Consideration and action – Carden Traditional School**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS11-283, a conditional use permit for Carden Traditional School**.

There was discussion regarding

- Parent pick up and drop off
- Traffic patterns in, out and around the school
- Temporary classrooms
- Compliance with building codes

In response to Commissioner Chapman, Assistant Director Boyd stated that building ingress and egress are determined by occupancy. When the building was placed it passed all of those requirements.

In response to Commissioner Hallin, Assistant City Manager Mihelich explained that the applicant is reducing the intensity of temporary buildings by removing four of the eight that are currently on site.

Chair Blair opened the Call to Public.

**Paul Loreda**, PTA President stated that Carden is actively involved in the community and fundraisers. The education is second to none and he is in favor of the project

**Jonathan Loreda**, student at the school, stated that he is excited for the new buildings because it gives teachers the space they need to run their classroom, recreation areas for field sports and a cafeteria for the students to eat lunch.

**Sally Datria**, teacher and a parent of a Carden student, asked the commission to allow the school to expand so middle school children have classrooms to perform science experiments and discovery. An indoor gym would be extremely beneficial so children can stay active year round. This expansion would give the school an opportunity to grow and have up to two to three classrooms per grade.

**Timothy Smith** stated that he was excited about project and appreciates the Commission's flexibility in regards to the temporary buildings.

**Beth Simek**, parent and PTA member, stated that she is in support of the project. She stated that she chooses to send her children to Carden because of the rigorous, no nonsense education. The portable classrooms are inadequate and a cafeteria is a much needed addition to the school.

**Andy Simek**, student, stated that Carden provides a better education. He would like to play basketball and have a real library and hopes that the project is approved.

**Mary Dixon**, parent, stated that Carden provides an excellent education. She would like to remove the temporary classrooms and provide a real classroom for the students.

**Leann Styring**, teacher and volleyball coach, stated that the school currently does not have an indoor sports facility. The heat is terrible in the summer and very difficult on the athletes.

**Conrad Nelson**, parent, stated that Carden Traditional is a fantastic organization with a wonderful staff. He stated that he concurs with the previous statements and he supports the project.

**Debra Boehm**, Assistant Principal for K-5, stated that the most important item is to educate the students well and benefit the community. The school is completely out of space and they need more room.

**Nick Wood**, Snell and Wilmer, representing the applicant, stated that the school has a very tight deadline for financing and appreciates staff and the Commission's flexibility. The portable buildings that are to remain on site are a condition of approval for the financing bond. If those are not approved and are required to be removed then the school will lose the financing that is available to them.

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

Commissioner Smith made a motion to approve **FS11-283, a conditional use permit for Carden Traditional School** and adopt staff's findings; subject to conditions 'a' through 'i.' Commissioner Bieniek seconded the motion. The motion passed with a vote of 7 ayes.

## **OTHER BUSINESS**

- **Item 3: Village 5 Update – Discussion Only**

Planner Vineetha Kartha presented the project to the commission.

There was discussion regarding:

- Preservation of ridges and hills in the area of the Jomax and Grand crossing
- Existing entitlements

In response to Commissioner Hallin, Planner Kartha stated that staff is coordinating with other affected jurisdictions.

## **ADJOURNMENT**

Hearing no further business, Chair Blair adjourned the Special Planning and Zoning Commission meeting at 7:14 p.m.

**STAFF PRESENT:**

Assistant City Manager Jeff Mihelich, Community and Economic Development Assistant Director Chris Boyd, Assistant City Attorney Jim Gruber, Planner Hobart Wingard, Planner Vineetha Kartha, and Planning and Zoning Commission Secretary Deb Perry.

**COUNCIL MEMBERS PRESENT:**

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Jeffrey J. Mihelich  
Assistant City Manager

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Jan Blair, Chair  
Planning and Zoning Commission