

CITY OF SURPRISE

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

April 5, 2012

SPECIAL MEETING MINUTES

CALL TO ORDER

Vice Chair Steve Somers 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, April 5, 2012.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Assistant City Manager Jeff Mihelich stated that Wal-Mart will be opening their second store in Surprise along the Loop 303 and Uptown Alley will be opening at the end of April.

CALL TO THE PUBLIC

Vice Chair Somers opened the call 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: Planning and Zoning Commission Minutes for February 2, 2012.**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for February 2, 2012**. Commissioner Hoyler seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Blair).

- **Item 2: FS11-366 – Consideration and action – Park Wood Senior Living**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS11-366, a site plan for Park Wood Senior Living.**

In response to Vice Chair Somers, **Greg Elmore**, representing the applicant, stated that access to the resident units is from the inside.

Commissioner Bieniek made a motion to approve **FS11-366, a site plan for Park Wood Senior Living** and adopt staff's findings; subject to conditions 'a' and 'b'. Commissioner Chapman seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Blair).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 3: FS12-029 – Consideration and action – Home Depot Truck Rentals**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS12-029, a conditional use permit to allow truck rentals at Home Depot.**

There was discussion among the Commission regarding:

- Visibility around trucks in the parking lot along the West Point Parkway extension
- Moving the truck parking 50 feet to the west
- Flow of traffic in the parking lot

Catherine Otis, representing the applicant, stated that there is not a special license requirement in order to rent a truck. The customer reserves a truck on-line or in the store and Penske will deliver the trucks to the designated parking spaces. Once the customer has returned the truck, Penske comes to pick them up so the trucks won't be permanently parked in the lot. The applicant requested that the Commission consider moving the spaces 20 feet to the west rather than 50 feet, so not to interfere with Home Depot parking.

In response to Vice Chair Somers, Planner Wingard stated that the trucks were parked in the lot prior to CUP approval; however, Code Enforcement got involved which resulted in bringing the item to the Commission.

The commission recommends adding condition 'a:'

The truck rental area will be moved 50 feet to the west of where it is shown on the site plan.

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

Commissioner Chapman made a motion to approve **FS12-029, a conditional use permit to allow truck rentals at Home Depot** and adopt staff's findings and condition 'a,' as amended. Commissioner Bieniek seconded the motion. The motion passed with a vote of 4 ayes, 2 nays (Somers, Smith) and 1 absent (Blair).

- **Item 4: FS12-027 – Consideration and action – AT&T Wireless Facility at Willow Canyon High School**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS12-027, a renewal of a conditional use permit for an AT&T Wireless Facility at Willow Canyon High School.**

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 **FS12-027, a conditional use permit for an AT&T Wireless Facility at Willow Canyon High School** and adopt staff's findings. Commissioner Smith seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Blair).

- **Item 5: FS12-033 – Consideration and action – AT&T Wireless Facility at Willow Canyon High School**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS12-033, a renewal of a conditional use permit for an AT&T Wireless Facility at Marley Park Elementary School.**

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

Commissioner Hoyler made a motion to approve **FS12-033, a conditional use permit for an AT&T Wireless Facility at Marley Park Elementary School** and adopt staff's findings. Commissioner Bieniek seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Blair).

OTHER BUSINESS

- **Item 6: Discussion Only – Visioning Session for the General Plan Update**

In response to Commissioner Hoyler, Planner Copeland stated that updates will be brought to the Commission every two months.

ADJOURNMENT

Hearing no further business, Vice Chair Somers adjourned the Planning and Zoning Commission meeting at 6:44 p.m.

STAFF PRESENT:

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

COUNCIL MEMBERS PRESENT:

Jeff Mihelich
Assistant City Manager

Steve Somers, Vice Chair
Planning and Zoning Commission