

## **CITY OF SURPRISE**

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

**August 2, 2012**

## **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, August 2, 2012.

### **ROLL CALL**

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

### **PLEDGE OF ALLEGIANCE**

### **CURRENT EVENTS REPORT**

### **STAFF REPORT**

Mayor Wolcott thanked the Commission for the marvelous job at representing the city's vision and all the work to help make a beautiful city. Mayor stated that she looks forward to a more direct relationship and truly appreciates the Commission taking on the extra duties from the recent realignment of the boards and commissions.

ACM Mihelich stated that the General Plan Advisory Committee continues to meet and updates will be coming forward to the Commission in September. The public is very engaged as we have received 1,600 surveys from residents to date.

### **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**

Chair Blair changed the order of items due to the technical difficulties during the meeting.

- **Item 3 – Discussion Only – Neighborhood Services Programs**

Supervisor Christina Ramirez presented the Neighborhood Services Programs and gave a brief description of the new duties assigned to the Commission.

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

- **Item 6: FS12-175 – Consideration and action – Surprise Neighborhood Award Program**

Supervisor Christina Ramirez presented the nominees to the Commission. Staff recommended approval of the **Surprise Neighborhood Award Program recipients**.

In response to Commissioner Chapman, Supervisor Ramirez stated that the SNAP process was established through the Quality of Life/Revitalization Commission.

Chair Blair opened the call to the public.

**Andy Cepon, resident**, stated that he would like the commission to consider adding Connie Whitlock as an Outstanding Neighborhood Leader recipient for all or her work within the city.

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

Commissioner Smith made a motion to recommend approval to the Mayor and Council approving **the Surprise Neighborhood Award Program recipients as follows:**

**Outstanding Neighborhood Leader – Ted Cimino and Connie Whitlock**

**Outstanding Neighborhood – Sun City Grand Estancia Neighborhood**

**Outstanding Neighborhood Partner – Banner Health Del E. Webb**

**Outstanding Young Leader – Angelica Enriquez**

**Outstanding Faith Based Partner - Christ Church of the Valley**

Commissioner Bieniek seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Hallin).

## **REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING**

- **Item 1: Planning and Zoning Commission Minutes for July 5, 2012.**

The following amendments were made to the minutes:

- Change the word 'and' in the conditions listed in Item 2 - FS12-140 to the word 'through'.
- Add the request made by commission to invite Luke Air Force Base for a work session regarding the noise contours.

Vice Chair Somers made a motion to approve the **Planning and Zoning Commission Minutes for July 5, 2012, as amended**. Commissioner Chapman seconded the motion. The motion passed with a vote of 5 ayes, 1 abstain (Bieniek) and 1 absent (Hallin).

- **Item 2: FS12-163 – Consideration and action – Western Refining Card Lock Fuel Facility**

Planner Vamshee Kovuru presented the project to the Commission. Staff recommended approval of **FS12-163 a site plan for Western Refining Card Lock Fuel Facility**.

Commissioner Bieniek made a motion to approve **FS12-163 a site plan for Western Refining Card Lock Fuel Facility** and adopt staff's findings; subject to conditions 'a' and 'b'. Commissioner Hoyler seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Hallin).

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

- **Item 4: FS12-167 – Consideration and action – Freddy's Frozen Custard and Steamburgers**

Planner Vamshee Kovuru presented the project to the Commission. Staff recommended approval of **FS12-167, a site plan with phasing along with a Conditional Use Permit for Freddy's Frozen Custard and Steamburgers restaurant at Marley Park Square**.

Chair Blair opened the call to the public.

**Ricky Lyons, applicant**, stated that staff has been outstanding and commended their efforts.

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

Commissioner Hoyler made a motion to approve **FS12-167, a site plan with phasing along with a Conditional Use Permit for Freddy's Frozen Custard and Steamburgers restaurant** and adopt staff's findings and conditions 'a' through 'd'. Commissioner Chapman seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Hallin).

- **Item 5: FS12-175 – Consideration and action – Taco Bell**

Planner Vamshee Kovuru presented the project to the Commission. Staff recommended approval of **FS12-175, a Conditional Use Permit for Taco Bell restaurant at Surprise Village Marketplace**.

In response to Commissioner Chapman, Planner Kovuru stated that the stacking at the drive through window allows for 6 - 7 cars.

Chair Blair opened the call to the public.

**Greg Hitchens, applicant**, stated that the restaurant is unveiling their new building architecture prototype in the city and is anxious to get it built and added to the community.

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

Commissioner Chapman made a motion to approve **FS12-175, a Conditional Use Permit for Taco Bell restaurant** and adopt staff's findings and conditions 'a' through 'd'. Commissioner Smith seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Hallin).

### **CALL TO THE PUBLIC**

Chair Blair opened the call to the public to discuss any issues not noted on the agenda. Hearing no comments, Chair Blair closed the call to the public.

### **OTHER BUSINESS**

Commissioner Hoyler stated that he recently was working with Development Services and wanted to commend the staff and comment at what a great experience he had.

### **ADJOURNMENT**

Hearing no further business, Chair Blair adjourned the Planning and Zoning Commission meeting at 6:43 p.m.

### **STAFF PRESENT:**

Assistant City Manager Jeff Mihelich, Deputy City Attorney Julie Kriegh, Neighborhood Services Supervisor Christina Ramirez, Planner Vamshee Kovuru, and Planning and Zoning Commission Secretary Deb Perry.

**COUNCIL MEMBERS PRESENT:** Mayor Sharon Wolcott

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Jeff Mihelich  
Assistant City Manager

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Jan Blair, Chair  
Planning and Zoning Commission