

CITY OF SURPRISE

PLANNING AND ZONING COMMISSION AZ TechCelerator 12425 West Bell Road Building D Surprise, AZ 85374

April 4, 2013

MEETING MINUTES

CALL TO ORDER

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6 p.m. at the AZ TechCelerator, 12425 West Bell Road Building D, Surprise, Arizona 85374, on Thursday, April 4, 2013.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

Chair Blair stated that last Tuesday City Council invited all board and commission Chairs to present their semiannual report. The Mayor and Council are very appreciative of all that the Planning and Zoning Commission does and asked that their appreciation be extended to the Commission.

STAFF REPORT

Assistant City Manager Jeff Mihelich stated that a couple of weeks ago the city held a Community Pride Day. This is an important part of our revitalization efforts. Approximately 400 volunteers participated in cleaning up of abandoned and foreclosed properties, weed abatement, and demolished a dilapidated structure.

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 March 7, 2013.**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for March 7, 2013**. Commissioner Bieniek seconded the motion. The motion passed with a vote of 5 ayes, 1 abstain (Blair) and 1 absent (Hoyler).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 2: FS12-396 – Consideration and Action – Marley Park Square Meineke**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS12-396, a conditional use permit for Marley Park Square Meineke**.

The Commission had discussion regarding:

- Movement of vehicles around the service yard
- Customer Parking/Shared Parking/ Employee Parking
- Construction of roadway

Chair Blair opened the Call to the Public.

Ricky Lyons, applicant, stated that there is a master site plan for the site and they hope to be coming forward to Commission with more developments in the near future.

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

Commissioner Chapman made a motion to approve **FS12-396, a conditional use permit for Marley Park Square Meineke** and adopt staff's findings; subject to conditions 'a' through 'c'. Commissioner Hallin seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Hoyler).

- **Item 3: FS11-312 – Discussion Only – General Plan 2035**

Planner Nikki Arbeiter and General Plan Advisory Committee Member Jack McSweeney presented the project to the Commission.

There were some questions regarding the boundary change between Buckeye and Surprise.

Chair Blair opened the Call to the Public.

Wendy Riddell, I star, representing Grand Vista, presented a land use change for Grand Vista which would decrease the intensity in the area. The request is to include this change in the General Plan 2035 document.

Commissioner Hallin stated that the request looks like a site plan change and questioned why this wouldn't go through the normal process. ACM Mihelich stated that was also the concern of the GPAC committee. Staff does support the change; however, feels they are minor updates and should go through the city's development process.

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

OTHER BUSINESS

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the Planning and Zoning Commission meeting at 6:42 p.m.

STAFF PRESENT:

Assistant City Manager Jeff Mihelich, Assistant City Attorney Jim Gruber, Planner Nikki Arbeiter, Planner Hobart Wingard, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT:

Jeffrey J. Mihelich
Assistant City Manager

Jan Blair, Chair
Planning and Zoning Commission