

**CITY OF SURPRISE**

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

**October 3, 2013**

**MEETING MINUTES**

**CALL TO ORDER**

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, October 3, 2013.

**ROLL CALL**

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

**PLEDGE OF ALLEGIANCE**

**CURRENT EVENTS REPORT**

**STAFF REPORT**

Assistant City Manager Jeff Mihelich stated that the area northwest of 163<sup>rd</sup> and Grand Avenue development growth is on the rise.

General Plan election date is coming up, November 5<sup>th</sup>. Brochures have been developed to provide additional information.

**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 5, 2013.**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for September 5, 2013**. Commissioner Smith seconded the motion. The motion passed with a vote of 4 ayes, 2 abstain (Somers, Bieniek) and 1 vacancy.

- **Item 2: FS13-392 – Consideration and Action – Native Sun Home Accents**

Planner Nikki Arbeiter presented the project to the Commission. Staff recommended approval of **FS13-392, a site plan for Native Sun Home Accents**.

In response to Commission questions, **Brad Jennings, applicant**, stated that the size of the paint booth is approximately 384-square-feet. He stated that there would be an exhaust fan and fire suppression system.

Commissioner Hoyler made a motion to recommend approval to the Mayor and City Council **FS13-392, a site plan for Native Sun Home Accents** and to adopt staff's findings. Commissioner Bieniek seconded the motion. The motion passed with a vote of 6 ayes and 1 vacancy.

- **Item 3: FS13-289 – Consideration and Action – WinCo Foods**

Planner Nikki Arbeiter presented the project to the Commission. Staff recommended continuance of **FS13-289, a site plan for WinCo foods**.

The Commission had a lengthy discussion regarding the project. Topics included:

- Lighting
- Protected pedestrian access from parking lot to the store
- Architectural enhancements
- Connectivity to neighboring store – vehicular and pedestrian
- Different location – closer to Loop 303

Chair Blair opened the Call to the Public.

**Adam Trenk, representing the property owner**, Bell Road and Loop 303 LLP, spoke in support of the project.

**Robert Rebich, resident**, spoke in opposition of the project and supports a continuance.

**Paul Gilbert, Beus Gilbert**, requested to use resident **Susan Hall's** time to speak and combine her 4 minutes with his 4 minutes.

**Robert Hall, business owner**, asked questions requiring the vehicular movements into the facility.

**Heather Householder, resident**, stated that she doesn't see the point of adding another grocery store, but would like to see more restaurants in the area.

**Monica Mulenberg, resident**, spoke in support of the project.

**Brian Greathouse, Burchs and Cracchiolo**, representing Surprise Coalition of Concerned Citizens, spoke in opposition of the project and supports a continuance.

**Sterling Margetts**, read a resident letter of support of the project.

**Michelle Headen, resident**, supports continuance of the project. Also surprised of the number of grocery stores and would like to see some variety.

**Paul Gilbert, Beus Gilbert**, representing Safeway, spoke in opposition of the project and supports a continuance.

**Gordon Keig**, read a support letter from Mid First Bank.

**Jason Morris, Withey Morris, applicant**, spoke in support of the project.

**Joseph Villasenor, homeowner in Surprise Farms**, spoke in opposition of the project and supports a continuance.

**Andy Cepon, resident**, spoke in support of the project.

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

Commission further discussed the following:

- Surrounding dirt areas
- Connectivity – vehicular and pedestrian
- Architecture

Commission discussed adding an additional condition to read as follows:

- j. Enhanced pedestrian and vehicular access point shall be provided between the WinCo site and the Safeway Shopping Center to provide a more direct connection between the two properties.

Commissioner Bieniek made a motion to approve **FS13-289, a site plan for WinCo foods**, subject to staff's recommended conditions 'a' through 'j', as amended with the following findings of fact:

- That the site plan is consistent with the Preliminary Development Plan approved by Ordinance 95-04.
- That the proposed grocery store use is a principally permitted use consistent with the C-2 Zoning District as noted in Exhibits F and G of the P.A.D., and further,
- That the site plan is consistent with the site plan standards so noted in the Surprise Municipal Code.

Commissioner Hoyler seconded the motion. The motion passed with a vote of 5 ayes, 1 nay (Chapman) and 1 vacancy.

## REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 4: FS13-300 – Consideration and Action – Desert Streams Worship and Community Center**

Planner Nikki Arbeiter presented the project to the Commission. Staff recommended approval of **FS13-300, a planned unit development overlay and site plan for Desert Streams Worship and Community Center.**

Commission discussed the following items:

- Recreational items have site plans come back to commission for approval.
- Commercial use of recreation elements or community use
- Time lines
- Hours of operation

In response to Commission questions, Jerry Houston, applicant, stated that there would be a charge to use the facilities to cover the maintenance costs. It is all covered under a 501 (c) 3 and isn't for profit.

Commission discussed adding an additional condition to read as follows:

- f. Separate site plans shall be submitted to the Planning and Zoning Commission for review and approval for all uses other than phases 1 and 2.

Chair Blair opened the Call to the Public.

**Pastor Kevin Ruffcorn, resident,** spoke in support of the project.

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 **FS13-300, a Planned Unit Development Overlay and approval of a site plan for Desert Streams Worship and Community Center,** and to adopt staff's findings and conditions 'a' through 'f', as amended. Commissioner Bieniek seconded the motion. The motion passed with a vote of 6 ayes and 1 vacancy.

- **Item 5: FS13-204 – Consideration and Action – Skyway Commons**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS13-204, a planned unit development overlay and site plan for Skyway Commons.**

**Sherman Cawley, architect,** stated that there are potential tenants for the retail center.

In response to Vice Chair Somers, Planner Wingard stated that there is not a pedestrian cross walk at the exit of the high school that is located across the street.

Chair Blair opened the Call to the Public. Hearing no comments, Chair Blair closed the call to the public.

Commissioner Bieniek made a motion to recommend approval to the Mayor and Council **FS13-300, a Planned Unit Development Overlay and approval of a site plan for Skyway commons**, and to adopt staff's findings and conditions 'a' through 'b'. Commissioner Chapman seconded the motion. The motion passed with a vote of 6 ayes and 1 vacancy.

## **OTHER BUSINESS**

## **ADJOURNMENT**

Hearing no further business, Chair Blair adjourned the Planning and Zoning Commission meeting at 8:39 p.m.

## **STAFF PRESENT:**

City Manager Chris Hillman, Assistant City Manager Jeff Mihelich, City Attorney Misty Leslie, Security Officer Gina Busby, Planner Hobart Wingard, Planner Nichole Arbeiter, Sr. Management Analyst Jay Baughman, and Planning and Zoning Commission Secretary Deb Perry.

**COUNCIL MEMBERS PRESENT:** None

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Jeff Mihelich  
Assistant City Manager

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Jan Blair, Chair  
Planning and Zoning Commission