

CITY OF SURPRISE

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

May 2, 2013

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, May 2, 2013.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Assistant City Manager Jeff Mihelich stated that on May 16th a public open house will be held regarding the Northwest Valley Local Transit System Study.

CALL TO THE PUBLIC

Vice Chair Somers called to the public to discuss any issues not noted on the agenda.

Martha Bails, resident, stated that she was surprised to learn that the Planning and Zoning Commission was deciding on grant requests and how money would be distributed. Ms. Bails also expressed concern over landscaping for new developments. Trees are growing too large and blocking traffic signals, street lights, and signage.

Hearing no further 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 April 4, 2013.**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for April 4, 2013**. Commissioner Smith seconded the motion. The motion passed with a vote of 4 ayes and 3 absent (Blair, Bieniek, Hoyler).

- **Item 2: FS12-394 – Consideration and Action – Colonnade Village Square**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS12-394, a comprehensive sign plan for the Colonnade Village Square**.

Commissioner Smith made a motion to approve **FS12-394, a comprehensive sign plan for the Colonnade Village Square** and adopt staff's findings. Commissioner Chapman seconded the motion. The motion passed with a vote of 4 ayes and 3 absent (Blair, Bieniek, Hoyler).

- **Item 3: FS13-072 – Consideration and Action – The Colonnade**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS13-072, an amended site plan for the Colonnade**.

Commissioner Smith made a motion to approve **FS13-072, an amended site plan for the Colonnade** and adopt staff's findings. Commissioner Chapman seconded the motion. The motion passed with a vote of 4 ayes and 3 absent (Blair, Bieniek, Hoyler).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 4: FS11-312 – Consideration and Action – General Plan Update**

Planner Nikki Arbeiter presented the project to the Commission. Staff recommended approval of **FS11-312, a major text amendment to the General Plan 2020**.

Commissioner Chapman reviewed some comments he had noted regarding the General Plan.

Vice Chair Somers opened the Call to the Public.

Martha Bails, resident, stated one objection is the term "village" in the General Plan. In addition, there are no charts of the potential population growth in the city if the plan is built out according to land use. She expressed her concerns regarding high density in residential areas.

Andy Jochums, resident and General Plan Advisory Committee Member, here to make amends to staff for abstaining from the GPAC vote. GPAC didn't have the final plan in front of them to read; however, all GPACs comments had been addressed. Mr.

Jochums stated that he is happy with the plan that is in front of them tonight and would like to recommend approval.

Bernard Paluch, resident, stated that he looked at General Plan in detail. The plan makes numerous mentions to sustainability but he was unable to locate where the city lacks in sustainability now. In addition, the plan does not address the transportation issue at Bell Road and Grand Avenue and the options that are being considered.

ACM Mihelich addressed the comments by the residents.

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

Commissioner Chapman made a motion to recommend approval to the Mayor and Council **FS13-312, a major text amendment to the General Plan 2020**. Commissioner Smith seconded the motion. The motion passed with a vote of 4 ayes and 3 absent (Blair, Bieniek, Hoyler).

OTHER BUSINESS

- **Item 5: Discussion Only – Transportation Planning Update**

Transportation Planning Manager Karen Savage presented the update to the Commission.

Commissioner Hallin let the Commission know that this was going to be his last meeting and that he will be resigning as a Commission member.

ACM Mihelich thanked Commissioner Hallin for his years of service.

Vice Chair Somers opened the Call to the Public.

Bernard Paluch, resident, stated that the first concern of the Bell Road over Grand Avenue option was what affect that will have on the businesses in the area. He stated that he visited 70 stores and none of them had heard of the potential construction project.

Joe Larue, ADOT Board Member, stated that public outreach is very important to ADOT and the effort is ongoing. This project is clearly in the study phase.

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

ADJOURNMENT

Hearing no further business, Vice Chair Somers adjourned the Planning and Zoning Commission meeting at 7:27 p.m.

STAFF PRESENT:

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

COUNCIL MEMBERS PRESENT:

Jeffrey J. Mihelich
Assistant City Manager

Steve Somers, Vice Chair
Planning and Zoning Commission