

CITY OF SURPRISE

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

January 9, 2014

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, January 9, 2014.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Assistant City Manager Jeff Mihelich stated that the auto mall continues to do very well. Toyota Scion should be open in the next 60 days and Ford is in the building plan stages.

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: Consideration and Action – Planning and Zoning Commission Minutes for December 5, 2013**

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

- **Item 2: FS13-475 - Consideration and Action – Desert Bay Insurance**

Assistant Planner Katie Posler presented the project to the Commission. Staff recommended approval of **FS13-475, a site plan for Desert Bay Insurance**.

Commissioner Bieniek made a motion to approve **FS13-475, a site plan for Desert Bay Insurance** subject to conditions 'a' through 'f' with the following findings of fact:

- a. The site plan is in conformance with the City of Surprise General Plan 2035.
- b. The site plan is in conformance with the City of Surprise Municipal Code, Chapter 122.

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

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 3: FS13-481 - Consideration and Action – Dutch Bros Coffee**

Planner Nikki McCarty presented the project to the Commission. Staff recommended approval of **FS13-481, a conditional use permit for Dutch Bros Coffee**.

Transportation Planning Manager Martin Lucero answered questions regarding internal site circulation and drive through stacking.

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

Commissioner Pervi made a motion to approve **FS13-481, a Conditional Use Permit for Dutch Bros Coffee** subject to conditions 'a' through 'g' with the following findings of fact:

- a. The project is in compliance with the City of Surprise General Plan,
- b. The Surprise Municipal Code, Chapter 122
- c. And is consistent with the West Point PAD zoning document.

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

- **Item 4: FS13-079 - Consideration and Action – Tierra Verde East**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS13-079, an amendment to the Tierra Verde East Planned Area Development**.

The commission had discussion regarding:

- The flood plain
- Increased density
- Change in lot sizes
- Installation of infrastructure

Tim Starkey, RLA, Coe and Van Loo, representing the applicant, answered questions the commission had regarding the project

Chair Blair opened the Call to the Public.

Andre Nixon, resident, had questions regarding the increasing traffic in the area.

Russell Hutchison, resident, had questions the setbacks and setting precedent for other incoming developments.

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

Commissioner Bieniek made a motion to recommend approval to the Mayor and Council, **FS13-079, an amendment to the Tierra Verde East Planned Area Development** with the following findings of fact:

- a. The zoning amendment is in conformance with the City of Surprise General Plan 2035.
- b. The site plan is in conformance with the City of Surprise Municipal Code, Chapter 122.

Vice Chair Somers seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Hoyler).

OTHER BUSINESS

- **Item 5: Discussion Only – Maricopa County’s White Tank Mountain Regional Parks Master Plan Update**

Planner Bart Wingard presented the update to the Commission.

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the Planning and Zoning Commission meeting at 6:50 p.m.

STAFF PRESENT:

Assistant City Manager Jeff Mihelich, Deputy City Attorney Donna Bronski, Transportation Planning Manager Martin Lucero, Planner Nichole McCarty, Planner Hobart Wingard, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT: None

Jeffrey J. Mihelich
Assistant City Manager

Jan Blair, Chair
Planning and Zoning Commission