

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**October 6, 2016 / 6:00 PM**

**COUNCIL CHAMBERS  
16000 North Civic Center Plaza  
Surprise, AZ 85374**

**CALL TO ORDER.**

Chair Ken Chapman called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, October 6, 2016.

**A. ROLL CALL**

In attendance were Chair Ken Chapman, Vice Chair Matthew Keating and Commissioners, Dennis Smith, Mitchell Rosenbaum, and Eric Cultum.

**STAFF PRESENT:**

Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, Planner Hobart Wingard, and Planning and Zoning Commission Secretary Lorraine Nevarez.

**COUNCIL MEMBERS PRESENT:**

None.

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

**D. STAFF REPORT**

Eric Fitzer, Director, welcomed new Commissioners Cultum and Rosenbaum to the Commission.

**CALL TO THE PUBLIC:**

Chair Chapman opened the call to the public to discuss any items not listed on the agenda. Hearing no comments, Chair Chapman closed the call to the public.

**CONSENT AGENDA:**

No items.

## REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

### **Item 1 – Internal – Consideration and action pertaining to approval of the October 6, 2016 Planning and Zoning Commission minutes.**

Commissioner Smith made a motion to approve the October 6, 2016 Planning and Zoning Commission minutes. Commissioner Cultum seconded the motion. The motion passes with 5 votes in favor.

### **Item 2 – DISTRICT 1 – Presentation and action item regarding a Site Plan to allow self-storage and recreational vehicle storage facility at the Surprise Village Marketplace Commercial Center.**

Hobart Wingard, planner, presented item 2 and 3 to the Commission simultaneously.

The Commission discussed items 2 and 3 simultaneously:

- Aesthetics of the building
- Character of the area
- Appropriateness of this type of business at this site
- History of this business in the community
- Meeting the needs of the community
- Creating a precedence with possible modifications to code

The public hearing took place during item 3.

Vice Chair Keating made a motion to approve the Site Plan for Storage West at Surprise Village Marketplace subject to stipulations “a” through “c” as listed in the staff report. Commissioner Cultum seconded the motion. The motion passes with 4 votes in favor, 1 vote against.

## REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

### **Item 3 – DISTRICT 1 – Consideration and Action to amend PAD zoning to allow self-storage and recreational vehicle (RV) storage as a permitted use, case FS16-219.**

Hobart Wingard, planner, presented item 2 and 3 to the Commission simultaneously.

Chair Chapman opened the call to the public.

Andy Cepon, Surprise Resident, addressed the Commission about his support of the project. Mr. Cepon attended the Citizen Outreach meeting and got all his questions answered about traffic, lighting, visibility and hours of operation. Mr. Cepon notes this appears to be a good project.

Adam Bough, Applicant of Project, addressed the commission regarding the concerns about the site. The site does not have an arterial presence and there is a lack of visibility. This site

will be hard to market. The storage facility will seem more like an office building with full windows, architectural treatments, banding, columns, and different color pallets. The applicant notes the design of the building goes above and beyond to make it fit in the nature of this community.

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

Vice Chair Keating made a motion to recommend approval to Mayor and City Council regarding the Rezone PAD Amendment for Surprise Village Marketplace. Commissioner Cultum seconded the motion. The motion passes with 5 votes in favor and 1 vote against.

**Item 4 – District 5 – Consideration and action regarding a conditional Use Permit to allow a veterinary office located at 13833 West Bell Road, Suite 101.**

Hobart Wingard, planner, presented item 4 to the Commission.

Chair Chapman opened the call to the public for item 4.

Hearing no comments, Chair Chapman closed the call to the public.

The Commission had no comments.

Commissioner Cultum made a motion to approve the Conditional Use Permit for the Animal Medical Center of Surprise. Vice Chair Keating seconded the motion. The motion passes with 5 votes in favor.

**OTHER BUSINESS:**

**Item 4 – INTERNAL - Discussion pertaining to future agenda items.**

None.

**ADJOURNMENT:**

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 6:37 p.m.

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Eric Fitzer  
Community Development Director

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Ken Chapman  
Planning and Zoning Commission Chair

The foregoing instrument is a full, true and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY:

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Lorraine Nevarez, Commission Secretary

DATE:

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