



**RESULTS OF THE REGULAR SESSION MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION**

WHEN: WEDNESDAY, MARCH 14, 2012

WHERE: TOWN HALL COUNCIL CHAMBERS

TIME: 7:00 p.m.

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Queen Creek Planning and Zoning Commission and to the general public that the Queen Creek Planning and Zoning Commission will hold its Regular Meeting open to the general public on **WEDNESDAY, MARCH 14, 2012 AT 7:00 P.M.** in the Town Hall Council Chambers located at 22350 South Ellsworth Road, Queen Creek, Arizona.

AGENDA

1. Call to Order

2. Roll Call (one or more members of the Commission may participate by telephone)

Chairman Steve Sossaman – absent

Commissioner Ryan Nichols

Vice-Chairman Steve Ingram

Commissioner Kyle Robinson

Commissioner Jason Gad

Commissioner Debbie Reyes

Commissioner Alex Matheson

3. Public Comment: Members of the public may address the Commission on items not on the printed agenda. Please observe the time limit of three minutes. Speakers' cards are available at the door, and may be delivered to staff prior to the commencement of the meeting. Members of the Commission may not discuss, consider or act on any matter raised during public comment.

There were no public comments.

4. Consent Agenda: Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote. Public Hearing items are designated with an asterisk (*). Prior to consideration of the Consent Agenda, the Chairman will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Commission and/or staff may remove any item for separate consideration.

a. Consideration and Possible Approval of March 14, 2012 Work Study and Regular Session Minutes;

The Consent Agenda was approved as presented.

PUBLIC HEARINGS AND POSSIBLE ACTION

5. Public Hearing, Discussion and Possible Action on CU11-001/SP12-002, "Pegasus Airpark – Very Light Jets", a request by The Pegasus Airpark Flight Association for approval of to amend Conditional Use Permit CU01-97 to allow the operation of very light jets (under 12,500 pounds) in addition to a request for an additional fuel tank to be used for Jet-A aircraft fuel. The property is located approximately one-quarter mile east of Ellsworth Road, north of Empire Blvd.

The Commission recommended **APPROVAL** with the added stipulation that, third party independent noise studies be conducted every five (5) years to ensure the airport does not exceed 65 DNL, and is in compliance with Council approval.

6. **Public Hearing, Discussion and Possible Action on RZ12-038/SD11-039, "Church Farm"**, a request by Greg Davis of iPlan Consulting on behalf of William Lyon Homes to rezone 879 acres from R1-43 to Planned Area Development (PAD) with underlying zoning districts of R/C, PQ/P, C-2, R1-4, R1-5, R1-7, and R1-9, in addition to a request for approval of a Preliminary Plat, Grading and Drainage Plan, and Landscape Plan for a master planned single family subdivision. The site is located at the southeast corner of Signal Butte and Ocotillo roads.

The Commission recommended **APPROVAL** with the added stipulations 1) residential roadways shall not exceed 900' without including traffic calming measures as recommended by Town staff and 2) that a horse access be given along the north trail (Meridian and east edge of property).

ADMINISTRATIVE ITEMS (if not finished during Work Study)

7. **Review** of next month's agenda items.
Next month's agenda items include the following projects: Victoria Town Center (Banner Health), Maracay Homes at Montelena, and Blandford Homes at The Pecans.
8. **Report** on Town Council Action
Staff provided a report on previous Council action.
9. **Communication** from members of the Commission and Staff. *The Commission does not propose, discuss, deliberate or take action on any matter in the 'summary' unless the specific matter is properly noticed on the agenda.*
10. **Adjournment**
The meeting adjourned at 10:28 p.m.

BY: _____
Laura Catanese, Sr. Administrative Assistant

I, Laura Catanese, do hereby certify that I caused to be posted this 5th day of January, 2012 the Agenda for the March 14, 2012 Regular Session Meeting of the Town of Queen Creek Planning and Zoning Commission, in the following places: 1) Queen Creek Town Hall, 2) Queen Creek Branch Library, 3) Town Bulletin Board at Queen Creek Community Center.

DATED this 15th day of March, 2012.

Laura Catanese, Sr. Administrative Assistant

The Town of Queen Creek encourages the participation of disabled individuals in the services, activities, and programs provided by the Town. Individuals with disabilities, who require reasonable

Planning and Zoning Commission RESULTS

Regular Session

March 14, 2012

Page 3 of 3

accommodation in order to participate in the Planning and Zoning Commission meeting, should contact the Town Clerk at (480) 358-3000.