



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

Wednesday, January 11, 2012 7:00 P.M.

Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85242

1. **CALL TO ORDER** The meeting was called to order at 7:00 p.m. by Chairman Sossaman in the Council Chambers of the Town Hall.
2. **ROLL CALL** (one or more members of the Commission may participate by telephone).

Present

Chairman Steve Sossaman
Vice-Chairman Steve Ingram
Commissioner Jason Gad
Commissioner Alex Matheson
Commissioner Ryan Nichols
Commissioner Debbie Reyes
Commissioner Kyle Robinson

Absent

Staff

Present

Planning Administrator Wayne Balmer
Development Services Assistant Laura Moats

Absent

3. **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 November 9, 2011 Work Study and Regular Session Minutes;**

Motion: Commissioner Gad

To approve the Consent Agenda, as presented.

2nd: Commissioner Nichols

Vote: All Ayes. Motion carried 7-0.

- 5. Public Hearing, Discussion and Possible Action on CU11-077/SP11-078, “Mountain View Funeral Home”.** A request by Steven J. Lewis on behalf of DLC & Associates Business Consulting for approval of a Conditional Use Permit and Site Plan to operate a funeral home in approximately 5,942 square feet at 21809 S. Ellsworth Road, in the Queen Creek Village Center, located at the northeast corner of Ellsworth and Ocotillo roads.

Planning Administrator Balmer presented the staff report and Power Point, including the overall development plan, site plan, floor plan and elevations, with a proposed (additional) service door to be located on the north side of the building. Mr. Balmer stated staff is recommending approval of the requested Conditional Use Permit and Site Plan, subject to the Conditions of Approval outlined in the staff report.

Mr. Steve Lewis of 7900 E. Main Street, Mesa, AZ 85207, and Mr. James Glascock of 18901 E. Lark Drive in Queen Creek, architect for the project, both representing the site’s property owners, addressed the Commission.

Commissioner Gad questioned the maximum seating capacity of 150. Mr. Glascock responded the seating capacity is based on maximum number allowed according to the Building Code and Zoning Ordinance.

Commissioner Nichols asked how many people typically attend services. Mr. Lewis responded the number is occasionally close to the maximum allowed; however, most of the time is 50-75 people.

Commissioner Nichols asked if 50 parking spots would be adequate. Mr. Lewis responded, “yes”, adding that most services take place opposite regular business hours. The number of spots available with shared parking in the lot is sufficient.

Commissioner Gad questioned what types of services, and the number of services that would take place at this site, and whether there would be long processions coming out of the parking lot onto Ellsworth Road. Mr. Lewis responded the vehicle procession is normally only about 10-15 cars maximum, and that it would take less than two to three minutes for them to clear the parking lot and be on Ellsworth Loop Road going north to Mesa, or to whichever cemetery the family wishes. Mr. Lewis stated there is typically only one service per week.

Chairman Sossaman opened the Public Hearing at 7:13 p.m. There were no public comments, and the Public Hearing was closed.

Motion: Vice-Chairman Ingram
To recommend approval of the CU11-077/SP11-078
Second: Commissioner Nichols

Discussion on the motion:

Commissioner Gad commented that he is torn on this application, because the Town Center plan envisions this location as the heart of Town Center, and a destination location that is pedestrian-friendly and includes quaint cafes, small restaurants, and businesses. He is unsure whether this is the right location for the funeral home.

Commissioner Robinson asked if any multiple uses would be considered, since there would only be one estimated service each week. He asked if the facility could be rented out for other uses. Mr. Lewis responded renting out the facility is possible, and in response to a follow-up question by Commissioner Robinson, he stated Mountain View has rented out chapel spaces for weddings in the past. He is not sure about what other types of uses might be desirable for renting; however, he stated they are very community-oriented and would entertain different uses when the funeral home is not being used for viewing services.

Voting on the Motion:

Vote: Motion carried 6-1. (Gad voting Nay).

ADMINISTRATIVE ITEMS - all Administrative Items were concluded during the Work Study.

6. **Review** of next month's agenda items:
7. **Report** on Town Council Action.
8. **Communication** from members of the Commission and Staff
 - a. **Updated Commissioner Handbook**
 - b. **Training Opportunities**
9. **Adjournment**

Motion: Commissioner Nichols
To adjourn.
2nd: Commissioner Gad
Vote: **All ayes. Motion carried.**

The meeting adjourned at 7:17 p.m.

PLANNING AND ZONING COMMISSION

By: _____
Chairman Sossaman

ATTEST:

Laura Moats, Development Services Assistant

I, Laura Moats, do hereby certify that, to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the January 11, 2012 Regular Session Meeting of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 11th day of January, 2012.
Passed and Approved this 14th day of March, 2012