



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

Wednesday, May 9, 2012 7:00 P.M.

Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85142

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 April 11, 2012 Work Study and Regular Session Minutes;**

Motion: Vice-Chairman Ingram

To approve the Consent Agenda, as presented.

2nd: **Commissioner Gad**
Vote: **All Ayes. Motion carried 7-0.**

PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION

5. Public Hearing, Discussion and Possible Action on TA12-031, “Text Amendment to Article 6.8 of Zoning Ordinance, Home-Based Occupations

Mr. Balmer presented the staff report. Commissioner Reyes questioned item number E.4 of the ordinance, which speaks about the “preparation and sale” of home-baked items. She pointed out this is inconsistent with the preceding list of items, which do *not* allow sales from the premises. She also pointed out that under item D. *Home Occupations Not Permitted*, retail sales are not permitted. Mr. Balmer clarified the application is to bake at home, but sell at farmer’s markets, etc. Commissioner Reyes requested the words “off-site” be added to item No. E.4.

Motion: **Commissioner Reyes**
To recommend approval of TA12-031, “Text Amendment to Article 6.8 of Zoning Ordinance on Home-Based Occupations, as proposed by staff, with the additional wording of “off-site”, to item number E.4, on page two of the ordinance, so that the language reads: “Preparation and OFF-SITE sale of non-potentially hazardous home-baked and confectionary goods such as cookies, sweet breads, cakes with hard icings or frostings, fruit pies with fruit and sugar fillings, candies and brownies, pursuant to A.R.S.35-136(H)(4)(G);”

Second: **Comissioner Nichols**

Vote: **All ayes. Motion carried 7-0.**

As a follow-up amendment to this specific text amendment, Commissioner Robinson requested staff look at revising its home-based occupation ordinance to reflect more of a performance-based system, similar to the procedures followed by the Town of Gilbert.

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 - None.
9. **Adjournment**

Motion: Commissioner Nichols
To adjourn.
2nd: Commissioner Robinson
Vote: All ayes. Motion carried 7-0.

The meeting adjourned at 7:12 p.m.

PLANNING AND ZONING COMMISSION

By: _____
Steve Sossaman, Chairman

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 May 9, 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 9th day of May, 2012.

These are draft minutes, which have not yet been approved.

Passed and Approved this ___ day of ___, 2012.