



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

Wednesday, June 13, 2007 7:00 P.M.

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

1. **CALL TO ORDER**

2. **ROLL CALL**

Present

Chairman Ingram
Vice-Chairman Trapp-Jackson
Commissioner Moore
Commissioner Perry
Commissioner Sossaman
Commissioner Atkinson
Commissioner Brown

Absent

Staff

Present

Planning Manager Brittingham
Principal Planner McCauley
Planner Sandidge
Planner Williams
Senior Planner Bolduc
Planning Assistant Moats

Absent

Community Dev. Director Condit

3. **CONSIDERATION OF MINUTES**

- Consideration of May 9, 2007 Work Study and Regular Session Minutes;

Motion: **Commissioner Sossaman**

To approve the May 9, 2007 Work Study and Regular Session Minutes, as presented.

2nd: **Commissioner Moore**

Vote: **All ayes. Motion carried. 6-0.**

4. **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

PUBLIC HEARINGS

5. **PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ON SP07-054/CU07-055, "SCHNEPF FARMS WEDDING AND RECEPTION CENTER"**, A request submitted by Cynthia Donald, EPS Group, inc., on behalf of Schnepf Farms for a Conditional Use Permit, Site Plan, and Landscape Plan approval for a wedding and reception center on approximately 3.20 acres of Parcel Two in Schnepf Farms, currently designated PAD with an underlying zoning of R1-18. The property is located at the southwest corner of Cloud and Rittenhouse Roads.

Planner Sandidge presented the staff report, stating the wedding reception/banquet facility will be in the existing home with access off of Cloud Road. The applicant is converting a residential structure to a commercial use and will be required to apply for proper building permits.

Commissioner Sossaman asked about the calculation for the parking space requirement. Ms. Sandidge responded that the applicant is proposing this number, although they will need to prove through the building inspection process that this meets the requirements.

Chairman Ingram asked if deceleration lanes would be needed. Ms. Sandidge responded she had not received any comments to this effect from Traffic.

There were no further questions from the Commission.

Ms. Cynthia Donald of EPS Group, 2150-I S. Country Club Drive, Suite 22, Mesa AZ 85210, addressed the Commission. Ms. Donald stated that Mark Schnepf has recently moved away from the farm, making it possible to renovate this residential property into a commercial use. The applicant is in agreement to all stipulations listed on the staff report. Ms. Donald addressed the question relating to parking. This number was provided simply because it is the number the applicant wanted to provide based on a figure of 200 guests and two people per car. The applicant wishes to maintain the rural atmosphere and theme of the farm. This facility will be open Thursday through Sunday, by reservation only. The existing driveway is now paved, with an orchard on the east side of the road, and the corn maze on the west side of the road.

QUESTIONS FROM THE COMMISSION:

Commissioner Moore asked if the gravel parking is approved as a temporary situation or permanent. Mr. Brittingham responded that this runs in perpetuity, as it was granted with the original PAD.

Commissioner Atkinson asked what the content of the waiver is. Ms. Sandidge stated she will provide a written copy of the waiver to the Commission. The waiver is a requirement of the Town, which protects the Town from future court challenges on rezoning and conditional use cases, in the event surrounding conditions change. The waiver is a result of the successful passage of Proposition 207.

Ms. Sandidge stated the minimum parking requirement is approximately 50 spaces, which is one parking spot for every six seats. As there is no exact number of seats for this use, the parking was calculated according to a square footage of 2,000 square feet. The use (Public Assembly) was also taken into consideration.

Chairman Ingram opened the Public Hearing. There were no comments. The Public Hearing was closed.

Motion: **Commissioner Atkinson**

To approve SP07-054/CU07-055, “Schnepf Farms Wedding and Reception Center” as presented, with additional stipulations, as follows:

4. **BUILDING PERMITS SHALL BE OBTAINED AND COMMERCIAL CODE REQUIREMENTS SHALL BE COMPLETE PRIOR TO THE CONDITIONAL USE PERMIT BECOMING EFFECTIVE; AND,**
5. **THE REZONING/CONDITIONAL USE PERMIT APPROVED IN CASE NUMBER CU07-055 IS EFFECTIVE UPON SIGNATURE BY THE PROPERTY OWNER OF THE ATTACHED WAIVER AND FILING OF THE WAIVER WITH THE TOWN OF QUEEN CREEK PLANNING DIVISION. FAILURE TO SIGN AND RETURN THE WAIVER TO THE PLANNING DIVISION WITHIN 5 WORKING DAYS OF THE DATE OF APPROVAL SHALL RENDER THIS CONDITIONAL APPROVAL NULL AND VOID.**

Second: **Commissioner Sossaman**

Vote: **All ayes. Motion carried. (6-0).**

6. **PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ON RZ06-001/SD06-020, “BELLE ESTATES”**, A request submitted by Greg Davis of IPlan Consulting for Rezoning from R1-54 (54,450 square feet per dwelling unit) to R1-43 (43,560 square feet per dwelling unit), Preliminary Plat and Landscape Plan approval for a seven (7) lot single-family subdivision on approximately 9.66 acres. The property is located approximately one-quarter mile south of the southwest corner of Hunt Highway and Bell Road.

Ms. Sandidge stated the applicant has revised their requested rezoning from the original R1-35 to R1-43, with preliminary plat and landscaping approval. There are seven individual lots proposed.

Ms. Sandidge pointed out the dashed lines on Preliminary Plat show the building envelope and the location of all required setbacks. The staff report includes a stipulation regarding the specific easements on the south, north and west boundaries of the property. In order to meet the one-acre size requirement, the applicant is providing required buffers in the form of easements. Ms. Sandidge stated normally these would be tracts that the HOA would maintain; however, these will be easements that are part of the lots. There will be a stipulation on the plat that no fences will be allowed on these easements. The play areas will be maintained by the HOA. This zoning category requires 2% open space; the applicant is providing 12% open space. Staff feels this is a substantial trade-off to the easement buffers.

Staff is recommending approval of this request, as presented.

Commissioner Sossaman asked if the wash would be treated as a tract or an easement. Ms. Sandidge responded it would be a drainage easement tract maintained by HOA.

Commissioner Moore questioned how the Subdivision Ordinance rewrite and the text amendment on solid fencing would affect the ability of the homeowners to change from view fencing to solid fencing in the future. Ms. Sandidge responded that there will be conditions on the plat that state only open view fencing will be allowed. The applicant is in agreement to this.

No further questions from the Commission.

Chairman Ingram opened the public hearing. There were no public comments. The Public Hearing was closed.

Motion: **Commissioner Sossaman**

To approve RZ06-001/SD06-00, with additional stipulations presented.

Second: **Commissioner Atkinson**

Vote: **All ayes. Motion carried (6-0).**

7. **PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ON TA07-039, "TEXT AMENDMENT FOR SITE PLAN REVIEW PROCESS,** A request by the Town of Queen Creek for a text amendment to the Town of Queen Creek Zoning Ordinance, Article 3, to modify the processing and approval procedures for Site Plan Reviews. **Continued from May 9, 2007.**

Senior Planner Bolduc presented the staff report, stating this was a Council-directed goal for the purpose of simplifying and shortening the review process.

This text amendment will allow greater administrative discretion within the defined guidelines, therefore reducing submissions to the Planning & Zoning Commission and the Town Council.

Staff is recommending approval of this proposed Text Amendment as presented.

Chairman Ingram asked for clarification on page 2 of 3 on the staff report, item number 1B. The staff report shows "living area", but the presentation showed "storage area". Mr. Bolduc clarified that the correct term is "living" area.

There were no further questions from the Commission.

Chairman Ingram opened the Public Hearing. There were no public comments. The Public Hearing was closed.

Motion: Commissioner Perry

To approve TA07-039, "Text Amendment on Site Plan Review Process", as presented.

2nd: Commissioner Moore

Vote: All ayes. Motion carried (6-0).

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

8. DISCUSSION AND POSSIBLE ACTION ON SD06-068, "QUEEN CREEK FIESTA",

A request from Withey Anderson and Morris, PLC on behalf of De Rito Partners for approval of a Preliminary Plat to create 13 lots on 15.5 acres. The property is zoned C-2 General Commercial and is located approximately 1,000 feet south of the intersection of Rittenhouse and Ellsworth Roads on the west side of Ellsworth Road.

Planner Williams presented the staff report. He noted that Town Council approved the Site Plan and Conditional Use Permit in December, 2006. The proposed changes meet the Subdivision and Zoning Ordinance requirements. Staff is recommending approval of this preliminary plat.

There were no questions from the Commission.

Motion: Commissioner Perry

To approve SD06-068, "Queen Creek Fiesta" as presented, subject to the conditions of approval set forth in the staff report.

Second: Commissioner Sossaman

Vote: All ayes. Motion carried (6-0).

ADMINISTRATIVE ITEMS (if not done during Work Study)

9. **REVIEW** of next month's agenda items.
10. **REPORT** on Town Council Action
11. **COMMUNICATION** from members of the Commission and Staff.
12. **ADJOURNMENT**

Motion: **Commissioner Atkinson**

To adjourn.

2nd: **Commissioner Sossaman**

Vote: **All ayes. Motion carried (6-0).**

The meeting adjourned at 7:45 P.M.

PLANNING AND ZONING COMMISSION

Steve Ingram, Chairman

Laura Moats, Planning 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 June 13, 2007 Regular Session of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 14th day of June, 2007.

Passed and Approved this 11th day of July, 2007.