



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

Wednesday, January 10, 2007 7:00 P.M.

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

1. CALL TO ORDER

2. ROLL CALL

Present

Chairman Schweitzer
Vice-Chairman Shifman
Commissioner Atkinson
Commissioner Trapp-Jackson

Absent

Commissioner Ingram
Commissioner Perry
Commissioner Sossaman

Staff

Present

Community Development Director Tom Condit
Principal Planner McCauley
Planner Williams
Planning Assistant Moats

Absent

Planning Manager Brittingham

3. CONSIDERATION OF MINUTES

- Consideration of October 11, 2006 Work Study Minutes;
- Consideration of November 7, 2006 Special Meeting (Work Study) Minutes;
- Consideration of November 7, 2006 Special Meeting (Regular Session) Minutes;
- Consideration of November 8, 2006 Work Study Minutes;
- Consideration of November 8, 2006 Regular Session Minutes

Motion: **Commissioner Atkinson**

To Approve the October 11, 2006 Work Study; November 7, 2006 Work Study; November 7, 2006 Regular Session; November 8, 2006 Work Study; and November 8, 2006 Regular Session Minutes as presented.

Second: **Vice-Chairman Shifman**

Vote: **All ayes. Motion carried (4-0).**

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

There were no public comments.

PUBLIC HEARINGS

5. **PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ON RZ06-127/SP06-126, "CANYON STATE ACADEMY"/"RITE OF PASSAGE"** A request submitted by Greg Davis of I Plan Consulting, for Rezoning from R-43 to PQP, Site Plan, Landscape Plan, and Building Elevation approval for two academic buildings, two dormitories and a kitchen expansion on approximately 95 acres. The property is located at the southeast corner of Hawes and Rittenhouse Roads.

Planner Williams presented the staff report, noting the architectural style is that of the late 40's early 50's. The applicant wants to remain consistent with what is presently on campus.

Mr. Williams stated the proposed expansion of the kitchen will be on three sides of the building. Only the footprint of the northern elevation will remain the same.

The staff report lists total parking on-site. A small parking lot addition will be done, bringing total parking available to 1445. Staff is recommending approval of the request.

Chairman Schweitzer opened the Public Hearing at 7:10 p.m.

There were no public comments. The Public Hearing was closed.

Greg Davis of iPlan Consulting, 4684 S. Star Canyon Drive, Gilbert, addressed the Commission on behalf of the applicant. He stated the applicant concurs with staff recommendations. School staff and staff from the architectural firm are present.

Chairman Schweitzer noted the Town's great working relationship with Canyon State Academy.

Motion: **Commissioner Trapp-Jackson'**

To approve RZ06-127/SP06-126, "Canyon State Academy/Rite of Passage", as presented.

Second: **Commissioner Atkinson**

Vote: **All ayes. Motion carried. (4-0)**

6. **PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ON RZ06-033/SD06-033, "CIRCLE G AT THE CHURCH FARM"** A request submitted by Greg Davis of iPlan Consulting for PAD Rezoning, Preliminary Plat, Site Plan, and Landscape Plan approval for a master planned single-family subdivision with 1745 units on approximately 885 acres, located at the southeast corner of Signal Butte and Ocotillo Roads. The site is currently zoned Rural-43 and requests a Planned Area Development (PAD) with underlying zoning districts of R1-43, R1-18, R1-12, R1-7, R-2, and C-2. **This item was continued from the November 8, 2006 and December 13, 2006 Planning Commission Meetings. It will be continued indefinitely from this meeting.**

Chairman Schweitzer opened the Public Hearing at 7:13 p.m. There were no public comments. The Public Hearing was closed.

Mr. Greg Davis of iPlan Consulting, 4684 S. Star Canyon Drive, Gilbert, addressed the Commission, noting the indefinite continuance has been agreed to by the applicant to allow time to resolve outstanding engineering issues. This will alleviate putting this item on the agenda on a continuous basis.

Motion: **Commissioner Atkinson**

To continue RZ06-033/SD06-033, "Circle G at The Church Farm", indefinitely.

Second: **Vice-Chairman Shifman**

Vote: **All ayes. Motion carried (4-0)**

ADMINISTRATIVE ITEMS

7. **REVIEW** of next month's agenda items.
This was done during work Study session
8. **REPORT** on Town Council Action
November 15, 2006:
- Final Plat for QC Marketplace II
 - Bashas Phase II on Chandler Heights and Power Roads
 - Contract with G&G Construction for \$266,000
 - IGA Valley Metro for transit service between
 - Site Plan for Midfirst Bank at PMP II
 - Danny's Family Carwash CUP, SP, and Building Elevations
 - Conditional Use and Site Plan for Schnepf Wireless Comm. Facility
 - Shoppes at Indigo Trails SP and PAD
 - Discussed major General Plan Amendments
 - Heard presentation and discussion on Aquatics Feasibility Study.
 - Discussion and update of upcoming 2007 Capital Improvement projects

December 6, 2006

- Fee philosophy for Parks & Recreation department – for residents and non-residents
- Off-set to Parks & Recreation and Open Space development fees for Hastings Farm
- Approved Final Plat for Sossaman Estates III, Phases A & B
- Approved concept project plan final site plan, phasing and budget for Horseshoe Equestrian Park.

December 20, 2006

- Contract with Wildfire Broadband Communications in the amount of \$63,000
- Queen Creek Fiesta approved
- Public hearing on Belle Estates – continued Public Hearing to 2/7/07
- Ordered special election for May 15, 2007 for proposed amount to be raised by property tax for fire services.

9. **COMMUNICATION** from members of the Commission and Staff.

Chairman Schweitzer voiced his appreciation for staff support. He reminded the Commissioners to get comments and input on STFSAP to Planning Assistant Moats, as well as comments on the General Plan RFP, and re-write process.

Planner Williams addressed the Commission to ask if they could leave the Canyon State Academy packets behind.

15. **ADJOURNMENT**

Motion: **Commissioner Atkinson**

To adjourn the Meeting.

2nd: **Trapp-Jackson**

Vote: **All ayes. Motion carried**

The Meeting adjourned at 7:21 PM

PLANNING AND ZONING COMMISSION

By: _____
Paul Schweitzer, Chairman

Laura Moats, Planning Assistant

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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 accommodation in order to participate in the Planning and Zoning Commission meeting, should contact the Town Clerk at (480) 358-3003.

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 10, 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 12th day of January, 2007.

Passed and Approved this 14th day of February, 2007.