



**MINUTES OF THE REGULAR SESSION MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION
Wednesday, February 14, 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 Perry
Commissioner Ingram

Absent

Commissioner Trapp-Jackson
Commissioner Sossaman

Staff

Present

Community Development Director Tom Condit
Planning Manager Brittingham
Principal Planner McCauley
Planner Ramos
Planner Chambers
Planning Assistant Moats

Absent

3. **CONSIDERATION OF MINUTES**

- Consideration of January 10, 2007 Work Study and Regular Session Minutes;

Motion: **Vice-Chairman Shifman**

**To approve the January 10, 2007 Work Study and Regular Session Minutes
as presented.**

Second: **Commissioner Atkinson**

Vote: **All ayes. Motion carried (5-0).**

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

Sylvia Centoz- 26226 S. Hawes Road, unincorporated Queen Creek. Ms. Centoz spoke regarding an upcoming zoning case called West Goldmine Equestrian Estates. She talked about the history of this parcel of land, stating that at one time a petition to stop this zoning was circulated to Town Council. She is asked that with the change of people in the community and the new Council Members that perhaps Town staff could look at the possibility of bringing in consultants from USGS to do a work study on fissures. Ms. Centoz referred to a USGS publication, published in 1989, before QC incorporated, which described a crack as a large fissure next to Chandler Heights. She stated that experts have said it could be as deep as 500 feet. It is her opinion that a work study is needed from water resources or the USGS or both to bring everyone up to date on geotechnical problems in this area.

PUBLIC HEARINGS

5. **PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ON TA06-130 "TEXT AMENDMENT FOR WALL/FENCE REQUIREMENTS"**

A request by Mario Mangiamiele of IPlan Consulting, for a text amendment to the Wall/Fence requirements of the Town's Zoning Ordinance and Subdivision Ordinance. **This agenda item will be continued to the March 14, 2007 Planning & Zoning Commission Meeting.**

Chairman Schweitzer noted this will be continued. Staff had no further comments.

Chairman Schweitzer opened the Public Hearing at 7:08 p.m.

Sylvia Barret - 19807 E. Happy Road in the unincorporated area of Queen Creek, spoke in opposition to revising the fence/wall standards because she likes the openness in Queen Creek. She wants the ordinance to stay as is.

Sylvia Centoz, 26226 S. Hawes Road – Ms. Hawes is concerned about having walls in the community. She would like to still tie neighborhoods together. She referred to the walls/fences in the Will Rogers subdivision, which are split between block wall and view fencing. She also spoke about the proposed walls in The Pecans. Even though this subdivision, and the homes will be beautiful, putting a neighborhood in the pecan orchard takes away the aesthetics of this area.

There were no further public comments.

Chairman Schweitzer closed the Public Hearing at 7:11 p.m.

Motion: **Commissioner Ingram**

To continue TA06-130, “Text Amendment for Wall/Fence Requirements”, to the March 14, 2007 Planning & Zoning Commission Meeting.

Second: **Commissioner Atkinson**

All ayes. Motion carried. (5-0).

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. DISCUSSION AND POSSIBLE ACTION ON SP06-120 “PENDRAGON INDUSTRIAL BUILDING”

A request from Don Foster, with Synebox, LLC for Site Plan, Building Elevation, and Landscape Plan approval for an Office/Warehouse building at Lot 25 of Power Marketplace Business Park. The proposal consists of approximately 20,000 square feet of industrial use on a site with existing I-1 Zoning. The project is located one-quarter mile east of Power Road, between Germann and realigned Rittenhouse Roads.

Planner Chambers presented the staff report. Staff recommends approval, subject to the conditions set forth in the staff report.

There were no questions from the Commission.

Motion: **Commissioner Perry**

To approve SP06-120, “Pendragon Industrial Building” subject to the conditions set forth in the staff report.

Second: **Commissioner Ingram**

Vote: **All ayes. Motion carried (5-0).**

7. **DISCUSSION AND POSSIBLE ACTION ON SP06-105 “EMPIRE SERVICE FACILITY”**

A request from Alisa Petterson-Dangelo, with Saemisch-DiBella Architects on behalf of Empire Southwest, LLC for Site Plan, Building Elevation, and Landscape Plan approval for an Office/Warehouse building at Lots 1 and 2 of Power Marketplace Business Park. The proposal consists of approximately 16,000 square feet of industrial use on a site with existing I-1 Zoning. The project is located one-quarter mile east of Power Road, between Germann and realigned Rittenhouse Roads.

Planner Chambers presented the staff report. Staff is recommending approval, subject to the conditions set forth in the staff report.

Motion: Vice-Chairman Shifman

To approve SP06-105, “Empire Service Facility”, as presented, subject to the conditions set forth in the staff report.

Second: Commissioner Atkinson

Vote: All ayes. Motion carried (5-0).

8. **DISCUSSION AND POSSIBLE ACTION ON SP06-109 “PREVENTIVE PEST CONTROL”**

A request from Kurt Hunter, of Stone Kat Development, on behalf of Hunt, Olsen, & Bradshaw, LLC for Site Plan, Building Elevation, and Landscape Plan approval for an Office/Warehouse building at Lot 7 of Power Marketplace Business Park. The proposal consists of approximately 11,400 square feet of industrial use on a site with existing I-1 Zoning. The project is located one-quarter mile east of Power Road, between Germann and realigned Rittenhouse Roads.

Planner Chambers presented the staff report. Staff is recommending approval, subject to the conditions set forth in the staff report.

Motion: Commissioner Atkinson

To recommend approval of SP06-109, “Preventive Pest Control”, as presented, subject to the conditions set forth in the staff report.

Second: Vice-Chairman Shifman

Vote: All ayes. Motion carried (5-0).

9. **DISCUSSION AND POSSIBLE ACTION ON SP06-015 “TOWN CENTER APARTMENTS”**

A request by David Parker of Archicon, L.C. for Site Plan, Landscape Plan, and Elevation approval for 176 apartments on 12 acres, zoned R-4 Residential. The property is located east of Ellsworth Road, south of Ocotillo road on 209th Way.

Planner Ramos presented the staff report, noting the zoning has already been approved.

Mr. Ramos noted that Stipulation #11 has been revised since the Work Study Session. Staff is recommending approval of this project.

Chairman Schweitzer noted this site is directly adjacent to Founders Park, and asked if the project will have easy access, such as crosswalks or pedestrian sidewalks, leading to Founder's Park.

Planner Ramos noted this is a good issue, however, the idea of additional crosswalks or additional connectivity to the park site has not been discussed.

Chairman Schweitzer requested a note be made that a possible sidewalk should be included.

Planning Manager Brittingham responded that staff does not want to encourage crossing at mid-block, where crossings should not take place. Crossings should only take place at intersections and normal crosswalks to maintain safety. He agreed that additional striping or speed bumps may be desirable. Staff will address this issue with the traffic engineer.

Chairman Schweitzer questioned Stipulation #16, asking if staff discussed the request for enhancements to the elevations with the applicant between the Work Study and Regular Session. Planner Ramos responded that the applicant has not changed his viewpoint.

A resident (name unknown) who resides at 21119 E. Calle de Flores, Las Colinas, addressed the Commission to ask if there would be any openings installed in the fence that surrounds Founders' Park. Planning Manager Brittingham responded that staff will discuss this with the Parks & Recreation Department to define proper entrances.

Commissioner Perry noted that it seems obvious that Stipulation #16 needs to address enhancements to building elevations.

Motion: Commissioner Perry

To recommend approval of SP06-015, “Town Center Apartments”, subject to the conditions outlined in staff report; and the revisions to Stipulation #11 as follows:

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE FULL HALF-STREET IMPROVEMENTS ADJACENT TO ANY PART OF THE DEVELOPMENT. IMPROVEMENT PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE TOWN’S ENGINEERING STAFF, AND SHALL BE SUBMITTED AT TIME OF FINAL SITE PLAN SUBMITTAL FOR ANY PART OF THE DEVELOPMENT; and amendment of stipulation #16, as follows:

THE APPLICANT SHALL EMPLOY ADDITIONAL ARCHITECTURAL DETAILS (I.E. STONE VENEER, WINDOW GRIDS, WINDOW SIZES, AND/OR THE BREAKING UP OF THE MAIN RIDGELINE) TO THE EXTERIOR ELEVATIONS OF THE APARTMENT STRUCTURES TO ACHIEVE A MORE DISTINCTIVE APPEARANCE. STAFF SHALL RECEIVE AND REVIEW THE ELEVATIONS PRIOR TO ANY FINAL PLAN SUBMITTAL.

Second: Commissioner Ingram

Vote: All ayes. Motion carried (5-0).

ADMINISTRATIVE ITEMS (if not done during Work Study) REVIEW of next month’s agenda items.

10. **REVIEW** of next month’s agenda items - this agenda item was conducted during Work Study.
11. **REPORT** on Town Council Action. This agenda item was conducted during Work Study.
12. **COMMUNICATION** from members of the Commission and Staff.

Chairman Schweitzer informed everyone this is Vice-Chairman Shifman’s last meeting. She has brought valuable insight to this Commission, and has been involved in several Town Committees. She and her husband, Kevin, have helped make Queen Creek a better place to live. Chairman Schweitzer presented a plaque to Vice-Chairman Shifman in appreciation for her dedication and service to the Planning & Zoning Commission. Ms. Shifman served on the Commission from June 5, 2002 to present.

Chairman Schweitzer noted that the San Tan Pride clean-up takes place this weekend. He encouraged residents and staff to participate.

13. **ADJOURNMENT**

Motion: Commissioner Ingram'

To adjourn.

Second: Commissioner Perry

The meeting adjourned at 7:33 p.m.

PLANNING AND ZONING COMMISSION

By: _____
Paul Schweitzer, Chairman

Laura Moats, Planning 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 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 February 14, 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 15th day of February, 2007.

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