



**MINUTES OF THE WORK STUDY MEETING OF THE QUEEN CREEK  
PLANNING AND ZONING COMMISSION  
Wednesday, February 14, 2007 6:00 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 Perry  
Commissioner Ingram  
Commissioner Atkinson

**Absent**

Commissioner Sossaman  
Commissioner Trapp-Jackson

**Staff**

**Present**

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

**Absent**

**PRESENTATION BY BASHA HIGH SCHOOL PARLIAMENTARY PROCEDURE  
TEAM**

Ms. Sharon Metzger, teacher representative, introduced the FFA Parliamentary Procedure Team/officers from Basha High School. She explained the team's purpose and activities. The team is comprised of five officers, each elected to a one-year term.

The FFA team presented a 10-minute mock meeting session.

4. **DISCUSSION AND STATUS UPDATE ON IMPLEMENTATION OF GENERAL PLAN REWRITE PROCESS**

Planning Manager Brittingham informed the Commission of the General Plan Consultant interviews that were held on February 2, 2007. He provided information on the consultant chosen, The Planning Center of Tucson, Arizona. He also informed the Commission that the Council Chambers has been reserved for every fourth Wednesday of the month for the Planning Commission (TAC) meeting on the General Plan re-write process.

Mr. Brittingham briefly reviewed the timeline and schedule for the re-write process. He asked the Commission to provide their desired meeting time. The Commission agreed to a start time of 6:00 p.m. The first TAC meeting will be held on Wednesday, March 28, 2007.

5. **DISCUSSION ON TA06-130 “PROPOSED TEXT AMENDMENT FOR WALL/FENCE REQUIREMENTS”**

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

6. **DISCUSSION 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.

Commissioner Atkinson asked about the sprinkler and fire suppression system on Pendragon, Empire and Preventive Pest Control. Planner Chambers responded this issue is covered in the Town Code.

Chairman Schweitzer requested consistency on the narrative, and brought the Commission’s attention to the 8-foot perimeter wall. Planning Manager Brittingham stated the perimeter wall was approved with the original subdivision.

There were no further questions from the Commission.

7. **DISCUSSION 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.

Vice-Chairman Shifman questioned the architecture on this facility, noting it does not seem to match the architecture of the other buildings in this area, although it is aesthetically appealing.

Planner Chambers responded that withholding the colors, the main difference is only the entrance feature. The Commission was in concurrence that the architecture is good.

8. **DISCUSSION 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.

Vice-Chairman Shifman questioned a staff condition that requests additional features be added to the stucco.

Commissioner Ingram questioned if the required signage is held to the same standards for the three buildings in the rear, as the rest of the buildings, and how the calculations are made for the signage requirements. Planner Chambers noted this is addressed by the Sign Ordinance. Planner Ramos added that the Ordinance states, “maximum area is 200 square feet. Height shall not exceed 15 feet.”

9. **DISCUSSION 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.

Commissioner Perry asked for confirmation that this site is already zoned. Planner Ramos responded the zoning on this site has already been approved; this is a site-plan approval only.

Commissioner Ingram asked if a traffic study has been conducted. Engineering Manager Leubner responded that Traffic Engineer Michael Pacelli has reviewed and made comments on the traffic study.

Vice-Chairman Shifman asked Planner Ramos where he was requesting stone veneer. Planner Ramos responded that the purpose of the stipulation is to add to the massing of stucco, which can be deceiving because the color palette is very good. He suggested some exposed rafter tails, or pop-outs, possibly stone veneer, only to break up the elevation. He reiterated that since this is the first residential project in the Town Center, the Town has high standards for it, and wants this to be the example that sets precedent. Stipulation #16 will accomplish what the Town is requesting, and is flexible enough for the developer as well.

Engineering Manager Leubner stated that Stipulation #11 needs to be revised. This stipulation refers to something that has already been submitted. He informed the Commission to strikeout “and the traffic report” and delete last three sentences. Planning Manager Brittingham stated that an amended stipulation will be presented during Regular Session.

Commissioner Ingram asked Planner Ramos about how the Town would respond if the entire complex is repainted to one color in the future. Planning Manager Brittingham responded that this is the reason staff would like to see more visibility with stone veneer, metal accents, brickwork, etc., because these types of materials are permanent, whereas stucco is a durable material, yet it’s not permanent.

Commissioner Perry asked staff if all the main windows are the same size; in addition he noted the roof has the same ridge line. He asked if staff has discussed this. Planner Ramos responded that staff did discuss this issue. He stated there have been several revisions to the plans. At this time, staff is satisfied with the level of change the applicant has made. Commissioner Perry would like staff to reconsider adding some items via additional language to the staff report regarding enhancing the elevations.

### **ADMINISTRATIVE ITEMS**

10. **REVIEW** of next month’s agenda items.

Planning Manager Brittingham informed the Commission of projects scheduled for the March 14, 2007 Planning & Zoning Commission Meeting:

- Possible review of draft of San Tan Foothills Specific Area Plan;
- United Rentals
- Sprint Cell Site at Queen Creek Industrial Complex
- Text Amendment on Revised Fence Standards (continued from 2/14/07 P&Z Commission)

11. **REPORT** on Town Council Action

Director of Community Development Condit reported on action taken at the following Town Council meetings:

**January 17, 2007**

- Awarded construction contracts for four traffic signals;
- Adopted Notice of Intent to increase sewer service fees;
- Approved underpass agreement with UPRR in the amount of \$1.5 million;
- Heard a presentation by Pinal County on visioning and upcoming comp plan re-write;
- Approved Canyon State Academy/Rite of Passage Site Plan and Bldg. Elevations;
- Curt Dunham of PSA provided updated presentation on STFSAP
- Asst. Director of Community Development Dean Wise Provided Update on Peer Review

Study;

**February 7, 2007**

- Approved final design contract in the amount of \$1.1 million for design of Horseshoe Equestrian Park;
- Approved design contracts for traffic signals at Queen Creek High School entrance, and Riggs/Ellsworth;
- Approved Amendment to IGA for improvement at Hawes/Hunt Hwy;
- LaJara Farms – revised stipulations brought forward to change from Public to HOA-approved all requested revisions.
- Continued Belle Estates to 2/21
- Continued Circle G at The Church Farms indefinitely.
- Streamlining measures discussed by Tom Condit. (Applicants/development processes) – Heard update on Queen Cree Library project – Council approved Green Building concept.

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

Planning Manager Brittingham provided information to the Commission regarding the 2007 APA National Conference. Discussion took place on who would or would not attend the conference.

13. **ADJOURNMENT**

**Motion:** Commissioner Ingram

**To adjourn.**

**Second:** Vice-Chairman Shifman

The meeting adjourned at 6:55 p.m.

**PLANNING AND ZONING COMMISSION**

By: \_\_\_\_\_  
Paul Schweitzer, Chairman

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Laura Moats, Planning Assistant

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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 Work Study 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.