



**MINUTES OF THE WORK STUDY MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION**

Wednesday, March 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
Commissioner Trapp-Jackson
Commissioner Perry
Commissioner Atkinson
Commissioner Sossaman

Absent

Commissioner Ingram
Vice-Chairman (Vacant)

Staff

Present

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

Absent

3. **DISCUSSION ON CU06-136 and SP06-135 "SPRINT AT QUEEN CREEK INDUSTRIAL COMPLEX"**, a request by Steve Olson on behalf of Sprint Nextel for a Conditional Use Permit and Site Plan approval to locate a cell tower and wireless communication facility at Queen Creek Industrial Complex located in the vicinity east of Sossaman Road between Germann and Rittenhouse Roads.

Chairman Schweitzer asked for background information on cell towers, co-locations, how many companies are bringing in submittals like this, and how many projects like this are anticipated to come forward in the future.

Planning Manager Brittingham responded the Zoning Ordinance encourages co-location. If not co-locations, then monopoles, which can be more attractive than co-locations. The request proposes eighteen total antennas to allow multiple users on the same pole.

Antennae on SRP power poles and outdoor lights at places such as schools are starting to come in as pre-apps.

Planning Manager Brittingham added that cell towers must be site-specific, according to a grid pattern. The Town's code encourages cell towers to be located in industrially zoned areas.

Chairman Schweitzer asked if there are parking requirements. Mr. Brittingham responded there is no requirement, other than access for a service person. Parking is not necessary, since the service people are estimated to be there only two to three times a month.

Planner Sandidge stated that the applicant, Steve Olson, will be present during Regular Session to address Commission's questions and/or concerns.

4. **DISCUSSION ON TA06-130 "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 agenda item was continued from the February 14, 2007 Planning & Zoning Commission Meeting.**

Mike Perry pointed out an error in the staff report, and asked that the last sentence on page 1 of 5 on Exhibit One be deleted: #5.2 A. 3. ~~6-inch blocks are not permitted along open space systems, arterial or collector streets.~~

Commissioner Perry noted he is not in favor of changing the ordinance to allow solid walls in subdivisions where they are not currently allowed. He stated he was confused about staff's recommendation and what staff will actually support, compared to what the applicant's request is.

Chairman Schweitzer drew Commission's attention to the letter submitted for the record by Robin Benning, who is not able to attend the Public Hearing.

Planning Manager Brittingham reviewed all options available to the Commission during their vote on this request.

Mr. Brittingham stated staff agrees that there is some confusion regarding the requirements as they appear in both the Zoning Ordinance and Subdivision Ordinance. Staff agrees this should not be listed in the Subdivision Ordinance. In addition, there are several standards that are either repetitive or inconsistent. The Subdivision Ordinance is currently under review and update by staff.

Discussion ensued regarding the uniqueness of Queen Creek due, in part, to the fence standards in place, and the philosophy of maintaining openness in Queen Creek.

Staff's view is that the Town should maintain close to the same standards, while allowing room for some modifications to the ordinance.

Planning Manager Brittingham informed the Commission of forthcoming text amendments that will be presented by staff to the Commission in the next two months.

Commissioner Perry noted that the applicant's proposal asks for the amendments to be retroactive. Mr. Brittingham clarified that any previously approved fence plan could be presented as an application for amendment to the new standards.

Commissioner Atkinson noted that there are several areas on the staff report where strike-outs are not shown and should be shown.

ITEMS FOR DISCUSSION

5. DISCUSSION ON APPOINTMENT OF VICE-CHAIRMAN

Chairman Schweitzer asked for interested parties to either come forward or nominate candidates for Vice-Chairman, noting that when Vice-Chairman Shifman was appointed, it was for a one-year term with Commissioner Ingram to take the position after one year.

There was consensus by the Commission to appoint Commissioner Ingram as Vice-Chairman for a term of one-year, effective immediately.

ADMINISTRATIVE ITEMS

10. REVIEW of next month's agenda items.

Planning Manager Brittingham informed the Commission of projects scheduled for the April 11, 2007 Planning & Zoning Commission Meeting:

- United Rentals at the Business Park at Power Marketplace
- Walgreens at Cornerstone (tentative)
- Jasmine at Charleston Estates Design Review case by Element Homes
- Pegasus Airpark, Phase 5, replacement of hangars to aviation lots
- Text amendment to allow equestrian privileges on smaller lot sizes

Consultant for the Community Development Department Wayne Balmer provided a status update on the General Plan Re-Write process. The first TAC meeting is scheduled for Wednesday, March 28, 2007. A light meal will be provided. The General Plan consultant who was awarded the contract (The Planning Center of Tucson, Arizona) will be present at the March 28th meeting. Mr. Brittingham asked the Commission to be prepared to offer ideas and suggestions for this process. The April 25th TAC meeting will be a training session with Lance Decker on Conflict Management for Public Meetings.

At the request of Chairman Schweitzer, Commissioner Trapp-Jackson provided her thoughts on the interview process and chosen consultant, noting the consultant showed attention to detail, promptness, and was very thorough.

Mr. Brittingham provided general information and background on how the General Plan rewrite process is anticipated to progress, relative to public meetings, and TAC meetings. He added that the Queen Creek Town Center Plan and Redevelopment Plan will become part of the new General Plan.

Commissioner Sossaman expressed his opinion on the last update to the General Plan in 2002. He felt the focus groups and neighborhood meetings were too exhaustive.

11. **REPORT** on Town Council Action

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

February 21, 2007

- Approved temporary traffic study for intersection of Combs and Rittenhouse roads;
- Approved contract for roadway improvements at UPRR at Ocotillo;
- Approved contract with The Planning Center for the General Plan re-write;
- Approved Final Plat for Queen Creek Equestrian Estates;
- Established designated management area for wastewater service in Pinal County areas;
- Approved increase in wastewater rates;
- Approved Site Plan, Landscape Plan, and Building Elevations for Town Center Apartments

March 7, 2007

- Presented plaque to Susan Shifman for appreciation of her service to the Town;
- Approved 3 projects at the Business Park at Power Marketplace: Pendragon Industrial Building/Empire Service Center/Preventive Pest Control;
- Approved appointment of Development Fee working group;
- Approved roadway widening contract for intersection of Power/Chandler Heights roads;
- Approved roadway widening contract for intersection of Ellsworth and Ocotillo roads;
- Approved Professional Services Contract with Zucker Systems for Development Processes

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

2007 National APA Conference – The annual APA Conference will be held in Philadelphia, PA April 14, 2007 through April 18, 2007. Commissioner Perry will be attending as a representative from his architectural firm. Chairman Schweitzer requested Commissioner Perry provide a short presentation on the APA Conference at the May Planning and Zoning Commission Meeting.

Community Development Director Condit informed the Commission of Town Manager selection/interviews to take place next week Thursday and Friday, March 22 and 23, 2007.

Principal Planner McCauley provided a brief update on the Library project, stating everything is on schedule and progressing smoothly.

Planning Consultant Wayne Balmer provided information on the WGA open house that was held on Saturday, March 10, 2007 at Williams Gateway Airport.

13. **ADJOURNMENT**

Motion: Commissioner Sossaman

To adjourn.

Second: Commissioner Perry

The meeting adjourned at 6:50 p.m.

PLANNING AND ZONING COMMISSION

By: _____
Paul Schweitzer, 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 March 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 March, 2007.

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