



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

**Wednesday, September 13, 2006 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 Sossaman  
Vice-Chairman Shifman  
Commissioner Atkinson  
Commissioner Ingram  
Commissioner Trapp-Jackson

**Absent**

Commissioner Perry

**Staff**

**Present**

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

**Absent**

3. **CONSIDERATION OF MINUTES** (done during Regular Session)

4. **PUBLIC COMMENT** (done during Regular Session)

5. **DISCUSSION ON RZ06-057/SD06-002**, "Cliffstone". A request from Jason Check, on behalf of Christopher Cole and Lonnie McCleve, for a Planned Area Development (PAD), Rezoning from current R1-43 to a PAD with R1-18 underlying zoning, and Preliminary Plat approval for a 41-lot subdivision on approximately 30 acres. The property is located approximately 625 ft. west of the northwest corner of Riggs and Ellsworth Roads.

Principal Planner McCauley presented the staff report, which outlined the requested PAD modifications. Mr. McCauley distributed a memo from the Parks & Recreation Department. Brief discussion ensued regarding the 8-foot block wall that is being requested by the Parks and Recreation Department.

6. **DISCUSSION ON RZ06-001/SD06-020**, "Belle Estates". A request from Matt Everling of PlanRight Consulting, LLC for Rezoning from R1-54 to R1-35, Landscape Plan, and Preliminary Plat approval for 8 single-family lots on approximately 9.61 acres. The property is located south of the southwest corner of Hunt Highway and Bell Road.

Planner Chambers informed the Commission that this item will be continued to the October 11, 2006 Planning & Zoning Commission meeting, as there are outstanding issues that still need to be addressed by the applicant.

There was no further discussion.

7. **DISCUSSION ON TA04-007**, "Text Amendment for Processing Religious Institutions". A request by the Town of Queen Creek for a text amendment to the Town of Queen Creek Zoning Ordinance, Article 3 and Article 6, to modify the processing and approval procedures for religious institutions.

There was no discussion on this item.

8. **DISCUSSION ON SP06-038**, "Power Mini-Storage Phase III". A request from James O. Power for a Site Plan approval for the final phase of Power Mini-Storage. The proposal consists of 63 mini-storage units and 57 RV and boat storage spaces on 1.6 acres. The mini-storage facility is zoned I-1 Office/Industrial Park. The project is located at 18005 S. Power Road.

There were no questions from the Commission on this item. No discussion took place.

9. **DISCUSSION ON SP06-049**, "Barney Family Sports Complex". A request from Greg Davis of IPlan Consulting on behalf of Barney Family Sports LLC, for a 65,000 square foot sports complex on approximately 9 acres. The property is zoned I-2 General Industrial, and is located at the northeast corner of Queen Creek and Merrill Roads.

Principal Planner McCauley informed the Commission this item will be continued to the October 11, 2006 Planning & Zoning Commission Meeting at the applicant's request.

10. **DISCUSSION ON SP06-079**, "Office/Warehouse at Lot 14 of Inverness Industrial Park". A request from Tom Hunt of Hunt Architecture, on behalf of Sid-Rich Design/Building Inc., for Site Plan and Building Elevation Plan approval for an Office/Warehouse building at Inverness Business Park. The proposal consists of approximately 17,000 square feet of industrial use on site with existing I-1 Zoning. The project is located one-quarter mile east of Crismon Road, on the south side of Ocotillo, Lot 14 at Inverness Industrial Park.

There was no discussion on this item.

11. **DISCUSSION ON SD06-005**, "Queen Creek Marketplace". A request by Marc Grayson of Vestar Development for Preliminary Plat approval of Phase I of Queen Creek Marketplace, a commercial subdivision incorporating 27 lots on approximately 90 acres. Phase I of Queen Creek Marketplace is located south of Rittenhouse Road, directly west of the proposed Ellsworth Loop Road.

Planner Ramos distributed verbiage to be added to the conditions listed in the staff report. The verbiage should be added to the end of the paragraph of Stipulation #8.

12. **ADJOURNMENT**

**Motion:** Vice-Chairman Shifman

**To adjourn the Work Study Session.**

**2<sup>nd</sup>:** Commissioner Trapp-Jackson

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

**The Work Study Session adjourned at 6:34 p.m.**

**PLANNING AND ZONING COMMISSION**

By:   
Paul Schweitzer, Chairman

  
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 September 13, 2006 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 14th day of September, 2006.

Passed and Approved this 11th day of October, 2006