



AGENDA
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK TOWN HALL, 22350 S. ELLSWORTH ROAD
COUNCIL CHAMBERS
January 8, 2014
7:00 PM

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Queen Creek Planning and Zoning Commission and to the general public that the Queen Creek Planning and Zoning Commission will hold its Regular Meeting open to the general public on **Wednesday, January 8, 2014 at 7:00 P.M.** in the Queen Creek Town Hall, Council Chambers at 22350 S. Ellsworth Rd., Queen Creek, Arizona.

1. Call to Order

2. Roll Call: One or more members of the Commission may participate by telephone.

Chairman Steve Ingram	Vice-Chairman Gregory Arrington	Ryan Nichols
Kyle Robinson	Alex Matheson	Steve Sossaman
		Alan Turley

3. Public Comment: Members of the public may address the Commission on items not on the printed agenda. Please observe the time limit of (3) three minutes. Request to Speak Cards are available at the door, and may be delivered to staff prior to the commencement of the meeting. Members of the Commission may not discuss, consider, or act on any matter raised during public comment.

4. Consent Agenda: Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote.

- A. Discussion and Possible Action on the December 5, 2013 Minutes.**
- B. Discussion and Possible Action on the December 11, 2013 Minutes.**

ITEM FOR DISCUSSION:

5. Public Hearing and Possible Action on RZ13-041 "Church Farm" Planned Area Development (PAD) Amendment.

- Applicant – William Lyon Homes
- Request for a PAD Amendment to increase the maximum lot coverage for the R1-7/PAD District for Parcels C and K from 40/45% to 50/55% for single-story homes only
- Project is generally located at the southeast corner of Ocotillo Road and Signal Butte Road

6. Public Hearing and Possible Action SP13-044 "Aaron's at Shoppes at Indigo Trails."

- Applicant – Single Tenant Retail LLC
- Request for a Site Plan approval of an Aaron's store
- Project is generally located east of the southeast corner of Ocotillo Road and Rittenhouse Road in the Shoppes at Indigo Trails commercial development

ADMINISTRATIVE ITEMS

7. Summary of Events from members of the Commission and staff. The Commission may not deliberate or take action on any matter in the “summary” unless the specific matter is properly noticed on the Regular Session agenda.

8. Adjournment

I, Amy Morales-Olea, do hereby certify that I caused to be posted this 30th day of December 2013 the Agenda for January 8, 2014 Regular Meeting of the Town of Queen Creek Planning and Zoning Commission, in the following places: 1) Queen Creek Town Hall, 2) Queen Creek Library, 3) Town Bulletin Board at Queen Creek Community Center.

Dated this 30th day of December 2013

Amy Morales-Olea, Planning Assistant