



**MINUTES OF THE REGULAR SESSION MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION**

Wednesday, March 12, 2008 7:00 P.M.

Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85242

1. **CALL TO ORDER** The meeting was called to order at 7:00 p.m.

2. **ROLL CALL**

Present

Chairman Ingram
Vice-Chairman Trapp-Jackson
Commissioner Moore
Commissioner Brown
Commissioner Perry

Absent

Commissioner Atkinson
Commissioner Sossaman

Staff

Present

Director of Community Dev. Condit
Planning Manager Balmer
Principal Planner Brittingham
Senior Planner Bolduc
Planner Williams
Sr. Administrative Assistant Murella

Absent

3. **PUBLIC COMMENT**

There were no public comments.

Chairman Ingram asked if there were any requests to pull any items off the consent agenda. There were none.

4. **CONSENT AGENDA Matters** listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote. Public Hearing items are designated with an asterisk (*). Prior to consideration of the Consent Agenda, the Chairman will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Commission and/or staff may remove any item for separate consideration.
- a) **Consideration and Possible Approval of February 13, 2008 Work Study and Regular Session Minutes;**
 - b) **Public Hearing and Possible Approval of TA08-044, Amendment to the Town of Queen Creek Zoning Ordinance, Section 6.16, Sign Regulations,** A request by Town Staff for text amendment to the Town of Queen Creek Zoning Ordinance, Article 6, Supplemental Use Regulations, Section 16 Sign Regulations (Tab 4b)
 - c) **Consideration and Possible Approval of SD07-202, “Power and Riggs Center Preliminary Plat”.** A request by Robert Kubicek Architects, on behalf of Bruno Properties, for Preliminary Plat approval to create five lots on 15.7 acres. The property is zoned C-2 General Commercial, and is located at the northeast corner of Power and Riggs roads (Tab 4c)
 - d) **Request for continuance on discussion and possible action on SD07-045, “Power and Riggs Commercial Center”** Power and Riggs commercial Center Condominium Plat (SD08-045) was advertised and scheduled for March 12, 2008 Planning Commission Meeting. Staff is requesting an indefinite continuance. The Condo Plat will be processed after the final plat recordation.

Commissioner Brown noted that the Minutes of the Work Study on February 13, 2008 indicates Commissioner Moore as absent at roll call, when in fact was absent for the whole meeting not just at roll call.

Motion: **Chairman Ingram**

To recommend approval of the Work Study Minutes on February 13, 2008 as revised to indicate that Commissioner Moore was absent at the meeting and not just at roll call.

2nd: **Vice- Chairman Trapp-Jackson**

Vote: All ayes. Motion carried 5-0 (Atkinson and Sossaman absent)

Motion: **Commissioner Perry**

Public Hearing and possible Approval of TA08-044, Amendment to the Town of Queen Creek Zoning Ordinance, Section 6.16, Sign Regulations as requested by the Town Staff; that the “Religious Institution” be used all throughout the text for consistency.

2nd: **Commissioner Brown**

Vote: **All ayes. Motion carried 5-0 (Atkinson and Sossaman absent)**

Motion: **Vice-Chairman Trapp-Jackson**

Request for continuance on discussion and possible action on SD07-045, “Power and Riggs Commercial Center”.

2nd: **Commissioner Brown**

Vote: **All ayes. Motion carried 5-0 (Atkinson and Sossaman absent)**

ADMINISTRATIVE ITEMS

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

This was discussed during Work Study.

8. **REPORT** on Town Council Action

This was discussed during Work Study.

9. **COMMUNICATION**

This was discussed during Work Study.

10. **ADJOURNMENT**

Motion: **Vice-Chairman Trapp-Jackson**

To adjourn.

Second: **Commissioner Brown**

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

The meeting adjourned at 7:05 P.M.

PLANNING AND ZONING COMMISSION

By: _____
Steve Ingram, 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 12, 2008 Regular Session Meeting of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 17th day of March, 2008.

Passed and Approved this 17th day of March, 2008.