



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

**Wednesday, April 9, 2008 6:00 P.M.**

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

**THESE ARE DRAFT MINUTES, WHICH HAVE NOT YET BEEN APPROVED.**

1. **CALL TO ORDER** The meeting was called to order at 6:0 p.m.
2. **ROLL CALL**

**Present**

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

**Absent**

**Staff**

**Present**

Planning Manager Wayne Balmer  
Principal Planner McCauley  
Senior Planner Bolduc  
Planner Ramos  
Planner Sandidge  
Planner Williams  
Planning Assistant Moats

**Absent**

Community Development Dir. Condit  
Principal Planner Brittingham

3. **DISCUSSION ON TA08-048, TEXT AMENDMENT TO TOWN OF QUEEN CREEK ZONING ORDINANCE, SECTION 7.2, EXPANSION OF LEGAL NON-CONFORMING USES** A request by the Town of Queen Creek for an amendment to the Zoning Ordinance, Section 7.2

Senior Planner Bolduc presented the staff report, briefly explaining the text changes. This text amendment will allow, through a Conditional Use Permit (CUP), a legal non-conforming use to expand to an extent not exceeding twenty-five percent (25%) of the land area or

building floor area devoted to the use at the time it became non-conforming. The Commission questioned how the 25% was decided, and what percentage other municipalities use. Principal Planner McCauley stated this number is universal. Senior Planner Bolduc clarified that the 25% is cumulative.

4. **DISCUSSION ON SP08-005, "SHAWN STOLE CONSTRUCTION"** A request by Mark Fowler of Michael & Associates, on behalf of Shawn Stole Construction, for Site Plan, Landscape and Building Elevation Plan approval for an Office/Warehouse Building on Lot 15 of Inverness Industrial Park. The proposal consists of approximately 15,000 square feet of office/industrial use with existing I-1 zoning. The project is located ¼ mile east of Crismon Road on Scotland Court. **This item will be continued to the May 14, 2008 Commission Meeting.**

Planner Ramos explained that late in the process, it was discovered the applicant had exceeded the required number of parking spaces by a significant amount. Therefore, the applicant has decided to enlarge and re-design the building. There was no discussion on this item.

5. **DISCUSSION ON SP07-203, "OFFICE/INDUSTRIAL PARCEL 13"**, A request by David Carlson of Carlson Development LLC, on behalf of Arizona Metro Mix, for Site Plan, Landscape and Building Elevation Plan approval for an Office/Warehouse Building on Lot 13 of Power Marketplace Business Park. The proposal consists of 22,000 square feet of office/industrial use with existing I-1 zoning. The project is located ¼ mile east of Power Road, north of Germann Road.

Planner Ramos distributed a revised set of color elevations, noting the original architect, APEC, is no longer in business. Mr. Ramos pointed out an apparent inconsistency with the cornices shown on the rear elevation, which he will get clarified with the applicant.

There were no questions from the Commission.

6. **DISCUSSION ON DR08-027, "VILLAGE ESTATES BY KJAY HOMES ON PARCEL 2 OF THE VILLAGES AT QUEEN CREEK"**, A request by Tim Wilson of Kjay Homes for Design Review approval of 23 lots, zoned R-3, located south of Rittenhouse Road and north of Village Loop Road.

Planner Williams presented a brief staff report. He stated all products are based on a Tuscan theme. The largest lot is approximately 13,000 square feet.

There were no questions from the Commission.

7. **DISCUSSION OF PROPOSED GENERAL PLAN UPDATE AND DATA & ANALYSIS DOCUMENTS**

Planning Manager Balmer reviewed the updated material distributed to the Commission and asked for comments and/or questions.

Vice-Chairman Trapp-Jackson requested the following:

- Page 53: Exhibit “6” should be listed under first paragraph.
- Page 61: add “See Exhibit 7”
- Page 73: Under “Exhibit 9” add caption and text telling people to refer to this.
- Page 74: Add a caption under Exhibit “10” telling people where to look
- Page 83: Under Policy 4d: change “.4 jobs” to “.4 jobs”.

Mr. Balmer stated that two new documents will be distributed to the Commission for the April 23, 2008 meeting: Data and Analysis Document, and General Plan Update document. Staff has also put the General Plan Update on CD.

### **Requested Changes to Future Land Use Map**

Mr. Balmer noted that staff had received letters from the following people requesting various changes to the Land Use Map:

- 1) Ashton Wolfswinkel of W Holdings (dated 3/21/2008)
- 2) Mark Schnepf of Schnepf Farms (dated 12/11/2007)
- 3) Jack Hudson of BLP Management, LLC on behalf of Country Park Estates (dated 11/2/2007)
- 4) Sean Lake of Pew and Lake, PLC (dated 10/19/2007)
- 5) Sandy Beeler and Neighbors (dated 1/21/2008)
- 6) Carolyn Oberholtzer of Rose Law Group, PC (dated 4/7/2008)

These letters were distributed to the Commission. Mr. Balmer explained the proposed changes under each request. The Commission questioned why these requests were being submitted so late in the process, with action scheduled this month. In addition, some of the requests being made appear more like rezoning or major General Plan Amendment requests. Commissioner Moore noted that some of the letters appear to have been submitted several months ago. Mr. Balmer responded some letters were, in fact, received earlier in the process. Discussion took place on the request by Rose Law Group for Town Center designation on approximately 4.9 acres currently zoned R-3, located in The Villages near the southeast corner of Village Loop Drive and Rittenhouse Road.

### **ADMINISTRATIVE ITEMS**

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

Mr. Balmer stated there is little happening in the next month, and referred the Commission to the Current Applications Spreadsheet.

9. **REPORT** on Town Council Action

Director of Community Development Condit was absent. Mr. Balmer stated the biggest Town Council issue was the budget holds, noting over three-quarters of the Capital budget has been held back.

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

Commissioner Perry informed staff that he will not be at the May 14, 2008 Planning & Zoning Commission Meeting.

Mr. Balmer asked the Commission to judge the General Plan Update Childrens' Art Contest submittals from Desert Mountain Elementary School's Fifth Grade and choose 1<sup>st</sup> and 2<sup>nd</sup> Place winners. He stated students will attend the Town Council's meeting on May 7<sup>th</sup>, at which time Mayor Sanders will award the winners.

11. **ADJOURNMENT**

**Motion:**           **Commissioner Sossaman**

**To adjourn**

**2<sup>nd</sup>:**               **Commissioner Perry**

**The Work Study Session adjourned at 6:56 p.m.**

**PLANNING AND ZONING COMMISSION**

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Steve Ingram, 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 April 9, 2008 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 10<sup>th</sup> day of April , 2008.

Passed and Approved this day of , 2008 .