



**AGENDA
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
DECEMBER 5, 2017
7:00 PM**

1. Call to Order

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

Chairman Alex Matheson	Vice-Chairman Arrington	Steve Sossaman
Shaine Alleman	Josh Ehmke	Amber Gough
		Troy Young

- 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 November 8, 2017 Planning Commission Meeting Minutes.**
- B. Discussion and Possible Action on P17-0102 "Queen Creek Fiesta II Preliminary Plat" A** request by Larry Talbot, Hunter Engineering, for a Preliminary Plat approval to re-plat seven (7) existing commercial lots on 5.74 acres within the existing Queen Creek Fiesta Subdivision. The site is located at the northwest corner of Ellsworth Road and Victoria Lane.

PUBLIC HEARING:

- 5. Public Hearing and Possible Action on Case P17-0145 and P17-0110 "Madera",** a request from Michelle Yerger, Communities Southwest, Inc. for a Minor General Plan Amendment to reconfigure the project's Commercial and Medium High Density Land Use Classification areas (P17-0145), and a PAD zoning amendment (P17-0110) for the realignment of the R1-5, R1-7 and C-2 zoning district boundaries of the land development plan for approximately 316 acres located on the south side of Queen Creek Road, extending approximately ½ mile between Signal Butte Road and Meridian Road (i.e. Moeur Road).

FINAL ACTION:

- 6. Discussion and Possible Action on the Annual Organizational Meeting Notification** (to set Chair and Vice-Chair appointments for the upcoming year)
- 7. Discussion and Possible Action on Setting the 2018 Planning Commission Meeting Dates** (Brett Burningham, Planning Administrator)

ITEMS FOR DISCUSSION:

None.

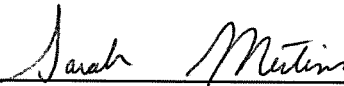
ADMINISTRATIVE ITEMS

8. 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.

9. Adjournment

Pursuant to ARS 38-431.02 notice is hereby given to the members of the Queen Creek Planning & Zoning Commission and to the general public that the Queen Creek Planning & Zoning Commission will hold a meeting open to the public as set forth above.

I, Sarah Mertins, do hereby certify that I caused to be posted this 28th day of November 2017, the Agenda for the December 5, 2017 Regular Meeting of the Queen Creek Planning & Zoning Commission in the following places: 1) Queen Creek Town Hall; 2) Queen Creek Library; 3) Queen Creek Community Center bulletin board.



Sarah Mertins, Planner II