



**MINUTES
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.

Commissioners in attendance: Chairman Matheson, Vice Chairman Arrington, Sossaman, Alleman, Ehmke, Gough and 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.

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.

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.

Motion to approve Consent Agenda:

1st: Sossaman

2nd: Arrington

Vote: 7-0 (unanimous)

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).

Christine Sheehy, Principal Planner, presented the project location. Ms. Sheehy summarized the request and presented the existing and proposed Zoning and General Plan exhibits. Ms. Sheehy

provided an exhibit showing the proposed development plan. Ms. Sheehy noted that there were two Neighborhood Meetings for this case, one held on August 15, 2017 with no members of the public in attendance and one on October 2, 2017 with two members of the public in attendance who had questions on traffic and the construction of Signal Butte Road.

Sean Lake, of Pew and Lake PLC, summarized the impetus behind relocating the 15-acre commercial corner to the intersection of Queen Creek and Signal Butte roads was because Signal Butte Road is intended to be the major thoroughfare to the future SR-24 extension. Mr. Lake added that he anticipates the Madera Preliminary Plat to be on the January 2018 Planning Commission agenda.

FINAL ACTION:

6. **Discussion and Possible Action on the Annual Organizational Meeting Notification** (to set Chair and Vice-Chair appointments for the upcoming year)

Commissioner Sossaman nominated Vice-Chairman Arrington as Chairman. Commissioner Ehmke nominated Commissioner Alleman as Vice-Chair.

Motion to approve nominations:

1st: Sossaman

2nd: Ehmke

Vote: 7-0 (unanimous)

7. **Discussion and Possible Action on Setting the 2018 Planning Commission Meeting Dates** (Brett Burningham, Planning Administrator)

The Commission agreed upon the identified meeting dates.

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.

Brett Burningham, Planning Administrator, thanked Chairman Matheson for this service.

9. **Adjournment**

Motion to adjourn at 7:15PM:

1st: Young

2nd: Gough

Vote: 7-0 (unanimous)

Town of Queen Creek Planning & Zoning Commission

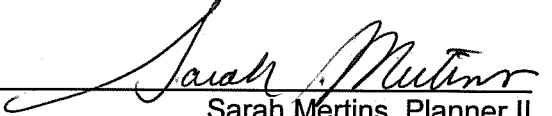


Gregory Arrington, Chairman

ATTEST: 

Sarah Mertins, Planner II

I, Sarah Mertins, do hereby certify that, to the best of my knowledge and belief, the forgoing Minutes are a true and correct copy of the Minutes of the December 5, 2017 Regular Meeting of the Queen Creek Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.


Sarah Mertins, Planner II

Passed and approved on January 10, 2018.