



**AGENDA
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
MAY 9, 2018
7:00 PM**

1. **Call to Order**

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

Chairman Gregory Arrington
Alex Matheson

Vice-Chairman Shaine Alleman
Josh Ehmke Troy Young

Steve Sossaman
Lea Spall

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 April 11, 2018 Planning Commission Meeting Minutes.

B. Discussion and Possible Action on case P18-0048 "Light Sky Ranch Preliminary Plat Extension" a request by Jackie Guthrie, of EPS Group, for a Preliminary Subdivision Plat Extension as originally approved by Town Council on June 4, 2014 (Case SD13-037). This project is located on the southeast corner of Crismon Road and Queen Creek Road.

PUBLIC HEARING:

5. **Public Hearing and Possible Action on "Pecan Lakes Planned Area Development (Case P17-0188) and Minor General Plan Amendment (Case P18-0011)"**, a request from Lonnie McCleve, for a Planned Area Development and a Minor General Plan Amendment for a master planned development which includes commercial, residential, church, and Agritainment uses. This project site is generally located west of the northwest corner of Ellsworth Road and Riggs Road, east of the Horseshoe Park and Equestrian Centre.
6. **Public Hearing and Possible Action on Cases P17-0178, P17-179 and P17-0180 "USA Youth Fitness Center"**, a request from Michael Naddour, USA Youth Fitness Center, for a Minor General Plan Amendment from Low Density Residential (LDR) to Commercial Services (CS) (P17-0178), a Rezone from R1-43 (Rural Estates) to C-2 (General Commercial) (P17-0178), and Site Plan approval (P17-0180) for a youth fitness facility on a portion (3.5 acres) of a 6.8 acre (approx.) site located 451 feet (approx.) south of the southwest corner of the E. Cloud Road alignment and Ellsworth Road.

FINAL ACTION:

7. **Discussion and Possible Approval on P17-0128 “Harvest Queen Creek Preliminary Plat”**, a request from, Michael Cronin, TerraWest Communities, for approval of a Preliminary Plat for approximately 414 acres located at the southwest corner of Riggs Road (alignment) and Gary Road (Meridian Road alignment).
8. **Discussion and Possible Approval on P17-0100 “Malone Place Parke Preliminary Plat”**, a request from John Gray, Bowman Consulting Group, for approval of a Preliminary Plat for a 231 lot subdivision with a 11.5 acre commercial corner on approximately 81 acres located on the northwest corner of Ocotillo and Meridian Roads.
9. **Discussion and Possible Approval of P18-0043, “Meridian North LDS Church Meetinghouse Site Plan”**, a request by Jason Fowers for approval of a Major Site Plan for a new 16,443 square foot LDS Church Meetinghouse, located north of the northwest corner of Meridian Road and Ocotillo Road.

ITEMS FOR DISCUSSION:

None.

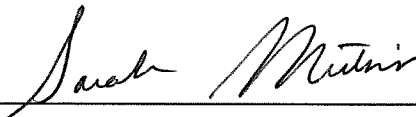
ADMINISTRATIVE ITEMS

10. 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.

11. 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 3rd day of May 2018, the Agenda for the May 9, 2018 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