



**MINUTES
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
JULY 11, 2018
7:00 PM**

1. Call to Order

The meeting was called to order at 7:00PM.

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

Commissioners in attendance: Vice-Chairman Ehmke, Commissioner Sossaman, Commissioner Matheson, Commissioner Young, Commissioner Spall, and Commissioner Benson (Chairman Alleman was absent).

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 June 13, 2018 Planning Commission Meeting Minutes.

Motion to approve the Consent Agenda:

1st: Sossaman

2nd: Matheson

Vote: 6-0 (Chairman Alleman was absent for the vote)

PUBLIC HEARING:

5. Public Hearing and Possible Action on P18-0037 / P18-0038 "AT&T Schnepf Farms Monopalm", a request for approval of a Site Plan and Conditional Use Permit for an 80-foot tall monopalm wireless communication tower at the northwest corner of Rittenhouse and Combs Roads.

Sam Rogers, Planning Intern, provided a summary of the project location. Mr. Rogers noted that the General Plan designation for the project is Special District and the site is zoned Employment Type-A. Mr. Rogers provided a photo of the three existing monopalms on the site and presented the proposed Site Plan. Mr. Rogers presented a photo simulation indicating what the new monopalm would look like with the existing monopalms on site. Mr. Rogers noted that a Neighborhood Meeting was held on June 19, 2018 with no members of the public in attendance.

Commissioner Benson inquired: is the proposed tower going to be the same height as the existing towers? Mr. Rogers responded, stating that the new tower is proposed to be 80-feet and the existing towers range in size from 65-feet to 75-feet. Commissioner Benson inquired: what type of service will be provided? Michael Campbell, applicant, responded stating that the tower will provide standard site coverage.

Public Comment: None.

Motion to approve P18-0037 / P18-0038 "AT&T Schnepf Farms Monopalm", a request for approval of a Site Plan and Conditional Use Permit for an 80-foot tall monopalm wireless communication tower at the northwest corner of Rittenhouse and Combs Roads.

1st: Young

2nd: Benson

Vote: (Chairman Alleman was absent for the vote)

FINAL ACTION:

- 6. Discussion and Possible Approval of P18-0020 "Queen Creek Crossing Comprehensive Sign Plan", a request from Sean Lake, Pew and Lake, for approval of a Comprehensive Sign Plan for a commercial shopping center on approximately 36 acres located at the northwest corner of Queen Creek and Ellsworth Roads.**

Steven Ester, Planner I, provided a summary of the project location. Mr. Ester summarized the zoning designation of the site. Mr. Ester summarized the proposed signage requests associated with the Comprehensive Sign Plan. Mr. Ester provided a site map identifying the proposed signage locations. Mr. Ester presented an exhibit of the proposed multi-tenant monument signs and summarized the proposed deviations from the Zoning Ordinance. Mr. Ester noted that the proposed request is generally consistent with the signage of other commercial centers located within the Town. Mr. Ester presented exhibits of the proposed corner id features and lifestyle graphics.

Commissioner Sossaman inquired: what are the dimensions for the corner id? Mr. Ester responded, stating that the sign size is 75 square feet and the sign feature is 8-feet in height.

Commissioner Young inquired: what is the material of the lifestyle graphic? Ralph Pew, of Pew and Lake, LLC, spoke on behalf of the applicant and noted that the lifestyle signage are digital images that are printed on the sign that changed-out from time to time based on the activity at the center.

Commissioner Matheson inquired: how often the lifestyle sign changed? Mr. Pew noted that the signs may change periodically with the uses in the center. Commissioner Matheson inquired: will the lifestyle signs be used for advertising? Mr. Pew responded, stating noted that the lifestyle signs identify activity at the center and not specific businesses.

Motion to approve P18-0020 "Queen Creek Crossing Comprehensive Sign Plan", a request from Sean Lake, Pew and Lake, for approval of a Comprehensive Sign Plan for a commercial shopping center on approximately 36 acres located at the northwest corner of Queen Creek and Ellsworth Roads.

1st: Young

2nd: Benson

Vote: 6-0 (Chairman Alleman was absent for the vote)

ITEMS FOR DISCUSSION:

None.

ADMINISTRATIVE ITEMS

7. **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.

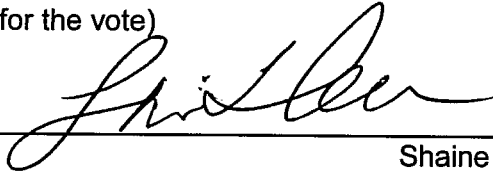
8. **Adjournment**

Motion to adjourn at 7:19PM:

1st: Sossaman

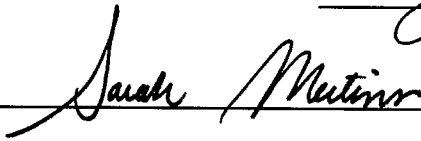
2nd: Matheson

Vote: 6-0 (Chairman Alleman was absent for the vote)



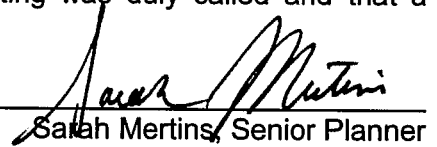
Shaine Alleman, Chairman

ATTEST:



Sarah Mertins, Senior Planner

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 July 11, 2018 Regular Session 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, Senior Planner

Passed and approved on August 8, 2018.