



**AGENDA
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
SEPTEMBER 12 2018
6:00 PM**

1. **Call to Order**

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

Chairman Alleman
Alex Matheson

Vice Chairman Ehmke
Troy Young

Lea Spall

Steve Sossaman
Jeremy Benson

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 August 8, 2018 Planning Commission Meeting Minutes.

PUBLIC HEARING:

5. **Public Hearing and Possible Action on Case P18-0133 "Germann 516 (AKA LDS Church Property) Rezone"**, a request from the Town of Queen Creek, to rezone approximately 516 acres from R1-54 (General Rural Development District) to R1-5 (Urban Development District), C-2 (General Commercial), and HDR (High Density Residential) located on the west side of Ironwood Drive between Germann Road, Pima Road, and the Meridian Road alignment.
6. **Public Hearing and Possible Action on Case P18-0139, "Gerber Collision at Power Marketplace PAD Amendment"** a request from Ralph Pew, Pew & Lake, PLC on behalf of the Queen Creek Power Marketplace, LLC, for a Planned Area Development (PAD) amendment to the Power Marketplace development (Ordinance 334-06) to remove a condition of approval that restricts the number of automotive related uses, located on Business Park Road between Germann Road and Rittenhouse Road in the Business Park at Power Marketplace.
7. **Public Hearing and Possible Action on P18-0095 "Town Property Rezone (North of Post Office)"**, a staff-initiated rezoning of three Town-owned parcels totaling approximately 2.12 acres from R1-43 (Rural Estate) and C-1 (Light Commercial) to C-2 (General Commercial) to facilitate the development of future office and commercial uses. The three (3) properties are generally located approximately 900 feet south of the southwest corner of Ellsworth Loop & Ocotillo Roads, directly north of the Queen Creek United States Post Office.

FINAL ACTION:

8. **Discussion and Possible Approval of P18-0121, "Ranch LDS Church Meetinghouse Site Plan"**, a request by Jason Fowers for approval of a Major Site Plan for a new 20,859 square foot LDS Church Meetinghouse, located at the northwest corner of Crismon Road and Queen Creek Road.

ITEMS FOR DISCUSSION:

None.

ADMINISTRATIVE ITEMS

9. **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.

10. 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 4th day of September 2018, the Agenda for the September 12, 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, Senior Planner