



**AGENDA
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
JUNE 13, 2018
7:00 PM**

1. **Call to Order**

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

Vice-Chairman Alleman	Steve Sossaman		Alex Matheson
Josh Ehmke	Troy Young	Lea Spall	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 May 9, 2018 Planning Commission Meeting Minutes.

B. Discussion and Possible Action on Case P18-0011 "Fulton Homes at Barney Farms Preliminary Plat", a request from Norm Nicholls, of Fulton Homes, for a Preliminary Plat for a new 1,702 lot lake community. The 534-acre site is generally bounded by Meridian Road to the east, Queen Creek Road to the south, the Signal Butte Road alignment to the west, and approximately 770 feet south of Germann Road to the north.

C. Discussion and Possible Approval of P17-0135 "Queen Creek Crossing Preliminary Plat", a request from Sean Lake, Pew and Lake, for approval of a Preliminary Plat for a commercial shopping center on approximately 36 acres located at the northwest corner of Queen Creek and Ellsworth Roads.

D. Discussion and Possible Approval of Case P17-0150 "West Park Estates Preliminary Plat", a request from Sean Lake, Pew and Lake, for approval of a Preliminary Plat for 117 lots on approximately 51 acres located at the northeast and northwest corners of the 196th Street alignment and Ocotillo Road.

PUBLIC HEARING:

5. **Public Hearing and Possible Action on "Del Taco Restaurant Conditional Use Permit (Case P18-0025) and Site Plan (Case P18-0024)"**, a request by Othoniel Bejarano (Food Service Concepts, Inc.) for a Conditional Use Permit and Site Plan for a new Del Taco drive-thru restaurant on Pad J within Queen Creek Marketplace. The project site is located west of the southwest corner of Ellsworth Road and Rittenhouse Road.

FINAL ACTION:

6. **Discussion and Possible Approval of P18-0009 (Site Plan), P18-0010 (Comprehensive Sign Plan), and P18-0017 (Preliminary Plat) "Shops at Terravella"**, a request from Chris Webb, Rose Law Group, for a Site Plan, Comprehensive Sign Plan, and Preliminary Plat for a commercial center on approximately 8.71 acres located at the northeast corner of Queen Creek and Ellsworth Roads.
7. **Annual Organization Meeting (Appointment of a Chairman and Vice Chair)**

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 6th day of June 2018, the Agenda for the June 13, 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

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