



**MINUTES
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

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 Alleman, Commissioner Sossaman, Commissioner Matheson, Commissioner Ehmke, Commissioner Young, Commissioner Spall, and Commissioner 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.

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 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.

Motion to approve Consent Agenda:

1st: Matheson

2nd: Ehmke

Vote: 7-0 (unanimous)

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.

Sarah Clark, Senior Planner, provided a summary of the request, which included a request for approval of a Conditional Use Permit and Site Plan for a Del Taco drive-thru restaurant. Ms. Clark summarized the project location and current zoning designation. Ms. Clark presented and summarized the proposed Site Plan and Landscape Plan. Ms. Clark presented exhibits of the proposed building elevations and noted that the elevations comply with the Queen Creek Marketplace Design Standards. Ms. Clark noted that a Neighborhood Meeting was held on April 25, 2018 with no members of the public in attendance. Commissioner Sossaman inquired if the proposed parking lot lighting was consistent with the lighting used in the Queen Creek Marketplace center. Ms. Clark responded, stating that the proposed lighting was consistent with the lighting used in Queen Creek Marketplace.

Motion to approve “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.

1st: Sossaman

2nd: Young

Vote: 7-0 (unanimous)

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.

Steven Ester, Planner I, presented the project location. Mr. Ester summarized the project site's General Plan land use category and zoning designation. Mr. Ester presented the proposed Site Plan, which included an Aldi grocery store, two (2) inline shops, and three (3) drive-thrus. Mr. Ester noted that the site is required to provide 180 parking spaces, and the site is providing 293 spaces. Mr. Ester presented the proposed Landscape Plan and noted that Chinese Elm trees are used to buffer the site to the adjacent residential development. Mr. Ester added that light poles are limited to 15-feet at the perimeter of the site to be respectful to the neighboring residential development. Mr. Ester presented the proposed Preliminary Plat. Mr. Ester presented the proposed building elevations. Mr. Ester presented a graphic of the proposed district icon at the Queen Creek Road and Ellsworth Loop Road intersection and the silo icon proposed at the inline shops. Mr. Ester presented the Comprehensive Sign Plan, providing exhibits of the proposed signage and the site plan indicating where each monument sign is proposed to be located.

Commissioner Sossaman inquired if any of the proposed driveway entrances are proposed to be right-in-right-out entrances and what is the distance of the driveway entrances to the intersection? Mr. Ester responded, stating that a deceleration lane was required along Ellsworth Road and he can follow-up with the Commission regarding driveway distances and configurations along Queen Creek Road.

Commissioner Spall inquired is the name of the development proposed on the M2 sign? Mr. Ester noted that those signs are single-tenant signs and will display the name of an individual business in the center.

Mr. Young inquired if the proposed Aldi building is the typical size for an Aldi. Mr. Ester deferred to the applicant.

Chris Webb, Rose Law Group, noted that the Aldi grocery store is similar to the size that you might see on the east coast or in the Midwest.

Commissioner Matheson inquired if the proposed grocery will be a Trader Joe's. Mr. Webb responded, stating that the grocery store will be an Aldi grocer.

Motion to approve 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:

1st: Young

2nd: Benson

Vote: 7-0 (unanimous)

7. Annual Organization Meeting (Appointment of a Chairman and Vice Chair)

Commissioner Sossaman nominated Commissioner Alleman as Chairman.

Motion to elect Commissioner Alleman as Chairman:

1st: Sossaman

2nd: Ehmke

Vote: 7-0 (unanimous)

Commissioner Sossaman nominated Commissioner Young as Vice-Chair. Commissioner Young declined the nomination. Commissioner Matheson nominated Commissioner Ehmke.

Motion to elect Commissioner Ehmke as Vice-Chair:

1st: Matheson

2nd: Benson

Vote: 7-0 (unanimous)

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, congratulated Sarah Clark for passing the AICP exam.

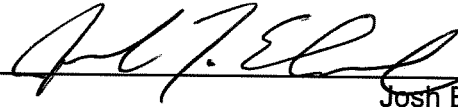
9. Adjournment

Motion to adjourn at 7:22PM:

1st: Ehmke

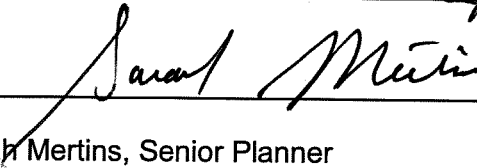
2nd: Spall

Vote: 7-0 (unanimous)



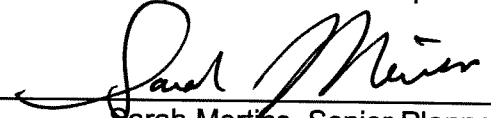
Josh Ehmke, Vice Chair

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 June 13, 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 July 11, 2018.