



**MINUTES
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
AUGUST 8, 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: Chairman Alleman, Vice-Chairman Ehmke, , Commissioner Matheson, Commissioner Young, Commissioner Spall, and Commissioner Benson (Commissioner Sossaman 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: Spall

2nd: Benson

Vote: 6-0 (Commissioner Sossaman was absent for the vote)

PUBLIC HEARING:

5. Public Hearing and Possible Action on "Queen Creek Station Phase I Conditional Use Permit (Case P18-0026), Rezone (Case P18-0027), and Site Plan (Case P18-0029)", a request by Kelly Hayes (Kaidence Group) to rezone from R1-43 to C-2 (General Commercial) for a new multi-tenant shops building with a drive-thru restaurant on a 2.03 acre site located at the northeast corner of Ellsworth Loop Road & Walnut Road.

Steven Ester, Planner I, provided a summary of the project location. Mr. Ester noted that the General Plan designation for the project is Neighborhood and the site is zoned R1-43. Mr. Ester provided a photo of the site and presented the proposed Site Plan Mr Ester presented the Conditional Use Permit request along with the elevations for the buildings on the site. Mr. Ester noted that a Neighborhood Meeting was held on May 24, 2018 with one member from the public in attendance.

Commissioner Matheson inquired: Is there a tenant lined up for this property? Mr. Ester explained that only one of the tenants is known at this time and that tenant will be Black Rock Coffee which will be the drive-thru.

Vice Chairman Ehmke inquired: Is that an entrance off of Ellsworth Road? Mr. Ester identified the entrances to the site. Brett Burningham, Interim Development Services Director, explained that the driveways have already been constructed as part of the long range transportation plans of the Town.

Chairman Alleman inquired: Have there been any other discussions with the tenants? Mr. Ester stated that the site plan shows a restaurant and patio but no tenant has been specified.

Chairman Alleman inquired: Does the applicant wish to give a presentation? Kelly Hasick, Applicant, responded that she had no additional comments and would be happy to answer any further questions the Commission had.

Chairman Alleman inquired: Was there a traffic statement required as part of this? Mr. Brett Burningham explained that there was not.

Chairman Alleman inquired: Were there any concerns at the neighborhood meeting? Ms. Hasick explained that there was not.

Chairman Alleman expressed his support for the project use and site design.

Public Comment: None.

Motion to approve "Queen Creek Station Phase I Conditional Use Permit (Case P18-0026), Rezone (Case P18-0027), and Site Plan (Case P18-0029)":

1st: Matheson

2nd: Young

Vote: 6-0 (Commissioner Sossaman was absent for vote)

FINAL ACTION:

- 6. Discussion and Possible Approval of P18-0092 "Whitewing at Whisper Ranch Residential Design Review"**. Toll Brothers is requesting approval of seven (7) new standard plans with three (3) elevations each to be constructed on 128 lots in the Whitewing at Whisper Ranch subdivision, located at the northwest corner of Riggs and Hawes Roads.

Steven Ester, Planner I, provided a summary of the project location. Mr. Ester summarized the zoning designation of the site. Mr. Ester summarized that the project was a residential design review and showed some of the elevations included in the plans.

Chairman Alleman inquired: Are all the plans side loaded elevations? Mr. Ester explained that they were all side loaded and that they are all single story.

Commissioner Young stated that he liked that the elevations had basements and that they were not two stories.

Chairman Alleman inquired: Does the applicant wish to speak? Rob Braster, applicant, introduced himself and the project. Mr. Braster stated that it was an honor to be a part of the Town. Chairman Alleman asked if there was any other discussion or motion.

Motion to approve P18-0092 "Whitewing at Whisper Ranch Residential Design Review" Toll Brothers is requesting approval of seven (7) new standard plans with three (3) elevations each to be constructed on 128 lots in the Whitewing at Whisper Ranch subdivision, located at the northwest corner of Riggs and Hawes Roads.

1st: Spall

2nd: Benson

Vote: 6-0 (Commissioner Sossaman was absent for the vote)

ITEMS FOR DISCUSSION:

Sarah Clark, Senior Planner, stated that there would be a joint meeting between the Planning and Zoning Commission and the Town Council on Wednesday, August 15th. Ms. Clark explained that there would be three topics including cases, introductions, and upcoming projects. Brett Burningham, Interim Development Services Director, stated that the meeting will start promptly at 5:30 PM and he recommended the commissioners get there early for dinner. Mr. Burningham thanked the Commission for their willingness to participate.

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.

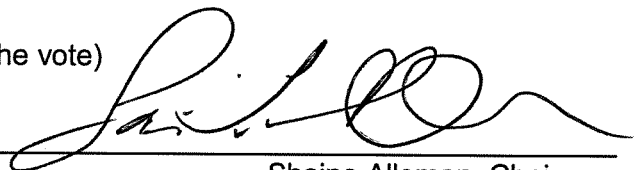
8. **Adjournment**

Motion to adjourn at 7:20PM:

1st: Matheson

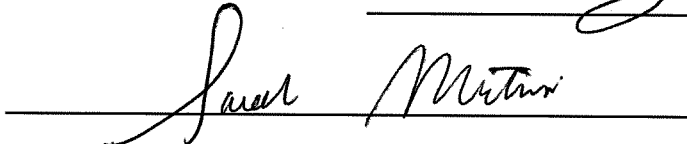
2nd: Young

Vote: 6-0 (Commissioner Sossaman was absent for the vote)



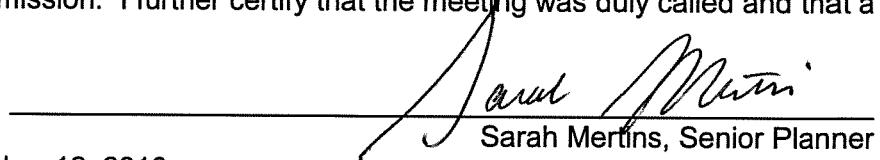
Shaine Alleman, Chairman

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 August 8, 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 September 12, 2018.