



**AGENDA
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
May 8, 2019
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 April 10, 2019 Planning Commission Meeting Minutes.

FINAL ACTION:

5. **Discussion and Possible Action on P19-0042 Spur Cross Parcels 3 & 6 Residential Design Review.** Richmond American is requesting approval of five (5) new standard plans with three (3) elevations each to be constructed on 153 lots in Parcels 3 and 6 of the Spur Cross subdivision, located at the northeast corner of Signal Butte and Ocotillo roads (Kyle Barichello, Planner II)
6. **Discussion and Possible Action on P18-0204 Ewing Hardscape Supply Site Plan** a request by Paul Sanchez (Bowman Consulting) for a Site Plan to allow the renovation of an existing 1,013 square foot building on-site repurposed as a hardscape materials sales facility on a 7.71 acre site located at the southeast corner of Crismon and Ocotillo roads (Kyle Barichello, Planner II).

PUBLIC HEARING:

7. **Public Hearing and Possible Action on P18-0257 & P19-0002 Valvoline Instant Oil Change Conditional Use Permit and Site Plan,** a request by Jeffrey Lonchor (CESO Inc.) for a Conditional Use Permit and Site Plan to allow construction of a new 2,077 square foot drive-thru Valvoline Instant Oil Change facility on a 1 acre parcel within the Shops at Terravella development, located east of the northeast corner of Ellsworth and Queen Creek roads. (Erik Swanson, Principal Planner)

- 8. Public Hearing and Possible Action on P19-0064 Zoning Ordinance Text Amendment, a request for a Zoning Ordinance Text Amendment addressing Article 7, Sign Regulations. (Erik, Swanson, Principal Planner)**

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, Kyle Barichello, do hereby certify that I caused to be posted this 2nd day of May, 2019 the Agenda for the May 8, 2019 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.

Kyle Barichello, Planner II