



**MINUTES
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

The meeting was called to order at 6:00PM.

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, Commissioner Sossaman 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 April 10, 2019 Planning Commission Meeting Minutes.

Move to approve April 10, 2019 Planning Commission Meeting Minutes.

1st: Sossaman

2nd: Ehmke

Vote: 7-0

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)

Kyle Barichello, Planner II, introduced the RDR application and briefly explained the project. Mr. Barichello highlighted the key design features of the application. No questions were asked and no discussion followed the staff presentation.

Move to approve P19-0042 "Spur Cross Parcels 3 & 6 Residential Design Review":

1st: Ehmke
2nd: Benson
Vote: 7-0

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).

Kyle Barichello, Planner II, introduced the site plan and the features within it. Mr. Barichello discussed the landscaping buffer, elevations, and access points of the project.

Commissioner Sossaman asked about the drainage on the site. Mr. Barichello invited the applicant up to speak. Paul Sanchez from Bowman Consulting came up to the podium to address the commission. Mr. Sanchez explained where the proposed drainage was on the site. Mr. Sanchez also explained the type of facility this was and what the primary functions were.

Mr. Barichello concluded the presentation and invited any remaining questions. No questions or discussion followed.

Move to approve P19-0204 "Ewing Hardscape Supply Site Plan":

1st: Mattheson
2nd: Young
Vote: 7-0

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)

Erik Swanson, Principal Planner, introduced the project. Mr. Swanson summarized the all of the features of the site plan which included access, landscaping, existing conditions, and layout. Mr. Swanson provided further context of the adjacent users which includes a Dutch Brothers previously heard by the Commission.

Commissioner Sossaman commented that he would like to see staff show more context around the proposed site in future applications. Commissioner Sossaman had no further comments or questions.

Chairman Alleman asked if all cross access agreements were in place. Mr. Swanson responded that they were. Mr. Swanson elaborated on the existing shopping center and how this site used shared parking and driveway isles. Chairman Alleman stated that he was appreciative of the collaboration between the property owner to the east and staff.

Move to approve P19-0036 "Zoning Ordinance Text Amendments":

1st: Young
2nd: Spall
Vote: 7-0

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)

Erik Swanson, Principal Planner explained that staff is requesting a continuance on this item to provide more time for staff to work out the finer details with the development community. Mr. Swanson explained that additional legal review would follow and that this item would be continued until a later time in the summer. No additional comments or questions were asked by the commission.

Move to continue P19-0064 "Zoning Ordinance Text Amendment":

1st: Sossaman

2nd: Benson

Vote: 7-0

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.

Kyle Barichello, Planner II, mentioned that there were none.

10. Adjournment

Motion to adjourn at 6:22PM:

1st: Benson


2nd: Mattheson

Vote: 7-0

ATTEST:



Kyle Barichello, Planner II



Shaine Alleman, Chairman

I, Kyle Barichello, 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 May 8, 2019 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.



Kyle Barichello, Planner II

Passed and approved on June 12, 2019.