



**MINUTES  
REGULAR MEETING  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
SEPTEMBER 12 2018  
6:00 PM**

**1. Call to Order**

The meeting was called to order at 6:01PM.

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

Commissioners in attendance: Chairman Alleman, Commissioner Sossaman, Commissioner Matheson, Commissioner Young, Commissioner Spall, and Commissioner Benson (Vice-Chairman Ehmke 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 August 8, 2018 Planning Commission Meeting Minutes.**

**B. Discussion and Possible Approval of P18-0121, "Ranch LDS Church Meetinghouse Site Plan"**, a request by Jason Fowers for approval of a Major Site Plan for a new 20,859 square foot LDS Church Meetinghouse, located at the northwest corner of Crismon Road and Queen Creek Road.

The Chairman proposed to move case P18-0121, "Ranch LDS Church Meetinghouse Site Plan" from the Final Action agenda to the Consent Agenda, barring any questions or discussion from the Commission. The Commission agreed to move the case to the Consent Agenda.

**Motion to approve Consent Agenda.**

**1<sup>st</sup>:** Sossaman

**2<sup>nd</sup>:** Matheson

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

**PUBLIC HEARING:**

5. **Public Hearing and Possible Action on Case P18-0133 “Germann 516 (AKA LDS Church Property) Rezone”**, a request from the Town of Queen Creek, to rezone approximately 516 acres from R1-54 (General Rural Development District) to R1-5 (Urban Development District), C-2 (General Commercial), and HDR (High Density Residential) located on the west side of Ironwood Drive between Germann Road, Pima Road, and the Meridian Road alignment.

Kyle Barichello, Planner I, provided a summary of the project location and request. Mr. Barichello presented the zoning exhibit and the General Plan Land Use Exhibit for the subject property. Mr. Barichello presented the Proposed Zoning Exhibit and summarized the requested zoning designations. Mr. Barichello noted that as part of the Pre-Annexation Development Agreement, the Town was required to initiate the rezone request for the subject property. Mr. Barichello stated that a Neighborhood Meeting was held on August 13, 2018 with 7 members of the public in attendance. Concerns raised at the meeting included future development plans, traffic, timing of development, and water availability. Mr. Barichello added that staff received an email from a resident expressing concern with the proposed development.

Ralph Pew of Pew & Lake, PLC spoke on behalf of the applicant. Mr. Pew responded to a resident concern which expressed at the Neighborhood Meeting regarding water, stating that water is governed by the 100 year Assured Water Supply that every development must prove. This will be addressed with future development applications.

Commissioner Spall inquired: what is the vision for the multi-family development? Mr. Pew responded, stating that the intent was to locate the multi-family on the arterial adjacent to the commercial development. Mr. Pew noted that there is not a specific user intended, but stated that it will comply with the Town's standards for multi-family residential development.

Commissioner Sossaman noted that Planning Commission is fulfilling the requirement to rezone the property as per the Pre-Annexation Development Agreement and the Commission will get more opportunities to review development plans in the future.

Public Comment: None.

**Motion to recommend approval of Case P18-0133 “Germann 516 (AKA LDS Church Property) Rezone”**, a request from the Town of Queen Creek, to rezone approximately 516 acres from R1-54 (General Rural Development District) to R1-5 (Urban Development District), C-2 (General Commercial), and HDR (High Density Residential) located on the west side of Ironwood Drive between Germann Road, Pima Road, and the Meridian Road alignment.

1<sup>st</sup>: Sossaman

2<sup>nd</sup>: Young

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

6. **Public Hearing and Possible Action on Case P18-0139, “Gerber Collision at Power Marketplace PAD Amendment”** a request from Ralph Pew, Pew & Lake, PLC on behalf of the Queen Creek Power Marketplace, LLC, for a Planned Area Development (PAD) amendment to the Power Marketplace development (Ordinance 334-06) to remove a condition of approval that restricts the number of automotive related uses, located on Business Park Road between Germann Road and Rittenhouse Road in the Business Park at Power Marketplace.

Kyle Barichello, Planner I, identified the project location and provided the General Plan Land Use Exhibit and the Current Zoning Exhibit of the subject property. Mr. Barichello summarized the request to remove the Condition of Approval #7 for the Power Marketplace development, which limited the development to three auto-oriented uses. Mr. Barichello noted that a Neighborhood Meeting was held on August 22, 2018 with no members of the public in attendance. Mr. Barichello added that Staff received a letter of support from the Power Marketplace Business Park Property Owners' Association and a letter of support from a neighboring business owner.

Public Comment: None.

Chairman Alleman inquired about the existing auto-oriented uses in the development. Mr. Pew responded, stating that there is a collision center, an auto parts store, and a rental car business. Chairman Alleman inquired: how many vacant properties were in the center? Mr. Pew presented the aerial photo of the center, highlighting vacant parcels.

Chairman Alleman spoke in support of removing the stipulation.

Public Comment: None.

**Motion to recommend approval of Case P18-0139, "Gerber Collision at Power Marketplace PAD Amendment" a request from Ralph Pew, Pew & Lake, PLC on behalf of the Queen Creek Power Marketplace, LLC, for a Planned Area Development (PAD) amendment to the Power Marketplace development (Ordinance 334-06) to remove a condition of approval that restricts the number of automotive related uses, located on Business Park Road between Germann Road and Rittenhouse Road in the Business Park at Power Marketplace.**

1<sup>st</sup>: Young

2<sup>nd</sup>: Benson

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

7. **Public Hearing and Possible Action on P18-0095 "Town Property Rezone (North of Post Office)",** a staff-initiated rezoning of three Town-owned parcels totaling approximately 2.12 acres from R1-43 (Rural Estate) and C-1 (Light Commercial) to C-2 (General Commercial) to facilitate the development of future office and commercial uses. The three (3) properties are generally located approximately 900 feet south of the southwest corner of Ellsworth Loop & Ocotillo Roads, directly north of the Queen Creek United States Post Office.

Steven Ester, Planner I, presented an aerial exhibit of the project location. Mr. Ester then presented the General Plan Land Use Exhibit and a Current Zoning Exhibit of the subject property. Mr. Ester noted that the request included a staff-initiated request to rezone the Town owned property from R1-43 and C-1 to C-2. Mr. Ester noted that the request to rezone the property stemmed from Council direction, where a Request for Proposal (RFP) is intended to be issued for the site in order for it to be developed into potential office or commercial uses. Mr. Ester noted that a Neighborhood Meeting was held on August 7, 2018 with two members of the public in attendance who were generally supportive of the project and primarily were curious about the proposed plans for the site.

Chairman Alleman inquired: what is the timeframe for the RFP to be issued? Marissa Garnett, Economic Development Coordinator, stated that a timeline for the RFP is not yet known at this time.

Public Comment: None.

**Motion to recommend approval of P18-0095 "Town Property Rezone (North of Post Office)", a staff-initiated rezoning of three Town-owned parcels totaling approximately 2.12 acres from R1-43 (Rural Estate) and C-1 (Light Commercial) to C-2 (General Commercial) to facilitate the development of future office and commercial uses. The three (3) properties are generally located approximately 900 feet south of the southwest corner of Ellsworth Loop & Ocotillo Roads, directly north of the Queen Creek United States Post Office.**

1<sup>st</sup>: Matheson

2<sup>nd</sup>: Benson

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

**FINAL ACTION:**

None.

**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, Interim Development Services Director, provided a summary of new single family permits data and noted that 181 homes were permitted in June, 167 homes were permitted in July, and 149 homes were permitted in August.

Chairman Alleman noted that he had the new opportunity to go to the new Mansel Carter Oasis Park and encouraged others to visit the park.

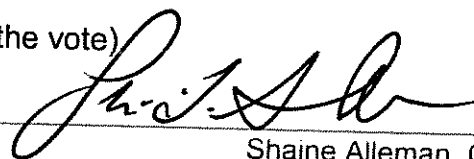
9. **Adjournment**

**Motion to adjourn at 6:26PM:**

1<sup>st</sup>: Sossaman

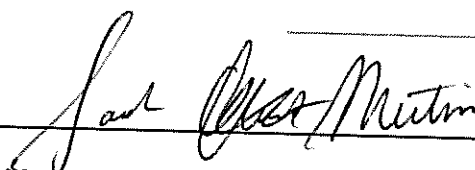
2<sup>nd</sup>: Matheson

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



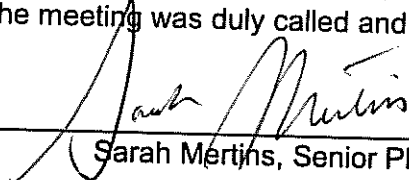
Shaine Alleman, Chairman

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 September 12, 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 October 10, 2018.