



**MINUTES
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
APRIL 10, 2019
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, 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 March 13, 2019 Planning Commission Meeting Minutes.

B. Discussion and Possible Action on P18-0190 "Hastings Farms Parcels F & G Residential Design Review Amendment." Lennar is requesting approval of three (3) new standard plans with three (3) elevations each to be constructed on 249 lots in Parcels F and G of the Hastings Farms subdivision, located at the northwest corner of Cloud and Crismon roads. (Steven Ester, Planner I)

Motion to approve Consent Agenda:

1st: Matheson

2nd: Benson

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

FINAL ACTION:

None.

PUBLIC HEARING:

- 5. Public Hearing and Possible Action on P19-0036 “Zoning Ordinance Text Amendments,”** a request for Zoning Ordinance Text Amendments addressing Industrial Design Guidelines, Conditional Use Permits, Administrative Review for Site Plans, and general code corrections. (Erik Swanson, Principal Planner)

Erik Swanson, Principal Planner, introduced the text amendment case and briefly outlined the schedule of the upcoming text amendments proceeding forward to the Planning Commission. Mr. Swanson summarized the Industrial Design Guidelines text amendment, touching on how outside sources were given the opportunity to comment on the proposed guidelines and incorporated in the draft being presented. The Town currently has no Industrial Design Guidelines, so the text amendment seeks to provide standards for such development. Mr. Swanson mentioned that two developers’ and one attorney’s comments were provided to staff.

Mr. Swanson moved onto the Conditional Use Permits text amendment, stating the change will no longer require banks or fast food drive-throughs to obtain Conditional Use Permits. These types of uses are understood to be in compliance with commercial development, so an administrative review can handle such projects. Mr. Swanson also stated this text amendment will speed up the overall development process by not requiring the applicable cases to continue to Town Council for approval.

Mr. Swanson discussed the Site Plan Review text amendment and outlined how the current Zoning Ordinance allows for sites 5 acres and under to be approved administratively. With the update, the new provision will allow for projects up to 10 acres to be approved administratively. Mr. Swanson stated projects without proper zoning will still be required to come before the Planning Commission and Town Council regardless of their size.

Mr. Swanson concluded his presentation by summarizing the general clean-up items as part of the text amendments. Many of them are corrections of Scrivener’s Errors and adding clarifying language applicable areas and definitions.

Commissioner Matheson expressed his support of the changes, and how the Conditional Use Permit amendment should help the development community by streamlining the process for approval.

Chairman Alleman expressed his appreciation of staff’s work and how the development community was consulted.

Vice Chairman Ehmke expressed his support for the Site Plan Review text amendment, stating it should alleviate some of the more routine cases that come before the Planning Commission.

Move to approve P19-0036 “Zoning Ordinance Text Amendments”:

1st: Ehmke

2nd: Young

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

ITEMS FOR DISCUSSION:

None.

ADMINISTRATIVE ITEMS

- 6. 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.

Kristen Devine, Planning Intern, was introduced to the Planning Commission and briefly summarized her time working with the Planning Department. Ms. Devine presented the Planning Commission with the monthly building permit data for the Town, stating 107 single family building permits were issued in February and 92 single family building permits were issued in March.

Ms. Devine moved on to summarize recent Council activity, stating Thomas Schuett was reappointed to the Board of Adjustment at the March 20, 2019 Town Council meeting and the Dutch Bros Conditional Use Permit and Site Plan were unanimously approved at the April 3, 2019 Town Council meeting. Ms. Devine relayed to the Commissioners that the Town Council was appreciative of their work on the Dutch Bros applications.

Sarah Clark, Senior Planner, expressed the Planning department's gratitude towards Ms. Devine and her help.

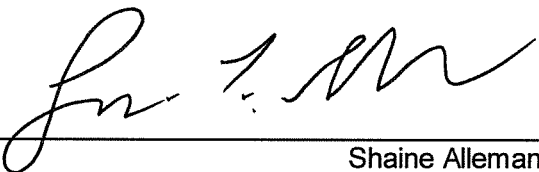
7. Adjournment

Motion to adjourn at 6:14PM:

1st: Benson

2nd: Matheson

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




Shaine Alleman, Chairman

ATTEST: 

Steven Ester, Planner I

I, Steven Ester, 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 April 10, 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.



Steven Ester, Planner I

Passed and approved on May 8, 2019.