



**MINUTES  
REGULAR MEETING  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
OCTOBER 9, 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: Commissioners Sossaman, Spall, McWilliams, and Gillette. Commissioners Matheson, Young, and Benson were 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 September 11, 2019 Planning Commission Meeting Minutes.**

**B. Discussion and Possible Action on P19-0123 Beazer Homes at Harvest Residential Design Review.** Rick Maddox, on behalf of Beazer Homes, is requesting approval of fourteen (14) new standard plans with a minimum of three (3) elevations each to be constructed on 191 lots in Parcels 1-2B, 1-6B, 1-7A, and 1-7B of the Harvest at Queen Creek subdivision, located at the southwest corner of Riggs and Gary roads. (Steven Ester, Planner I)

**C. Discussion and Possible Action on Barney Family Neighborhood Preliminary Plat (Case P19-0095),** a request from Greg Davis for a preliminary plat approval of a 14-lot, 20-acre residential subdivision located at the northwest corner of Signal Butte and Queen Creek roads (Sarah Clark, Senior Planner).

**D. Discussion and Possible Action on Spur Cross Parcel 1 Preliminary Plat (Case P19-0054),** a request from Greg Davis for a preliminary plat approval of a 59 lot, 15.1 acre residential subdivision located at the northeast corner of Signal Butte and Ocotillo Roads (Kyle Barichello, Planner II).

Commissioner Sossaman read into the record the additional condition of approval on Case P19-0095 which stated an easement for the waterline shall be coordinated with CIP and provided with the final plat.

**Motion to approve Consent Agenda with the addition of the condition of approval on Barney Family Neighborhood Preliminary Plat (Case P19-0095) as read by Commissioner Sossaman:**

1<sup>st</sup>: Spall

2<sup>nd</sup>: McWilliams

**Vote:** 4-0 (Commissioners Matheson, Young, and Benson were absent for the vote)

**PUBLIC HEARING:**

5. **Public Hearing and Possible Action on P19-0026 Queen Creek Olive Mill PAD Rezone**, a request from Sean Lake, Pew and Lake PLC, on behalf of Frantoio Hills LLC, to rezone approximately 45.7 acres from R1-43 to Agritainment/PAD to allow the existing Queen Creek Olive Mill and its future expansion, located at the northeast corner of Combs and Rittenhouse roads. (Steven Ester, Planner I)

Steven Ester, Planner I, provided an aerial exhibit of the subject property and described its location. Mr. Ester presented the General Plan Land Use Map exhibit for the property. Mr. Ester presented an exhibit of the existing zoning designation for the property. Mr. Ester summarized the proposed request which included a request to rezone the property to Agritainment/PAD to allow for the existing Queen Creek Olive Mill and its future expansion.

Mr. Ester presented the proposed conceptual master plan and summarized the definition of Agritainment. Mr. Ester presented a vision board for the proposed development.

Mr. Ester added that the Olive Mill is working with the Town on coordinating right-of-way and road improvements and those details will be finalized prior to going before Council.

Sean Lake, of Pew and Lake PLC, noted that the purpose of the zoning request is to bring the site into conformance with the General Plan. Mr. Lake stated that the character of the Olive Mill will provide a template for the future development of the property. Mr. Lake presented photo exhibits of the property and its operations.

Commissioner Spall inquired if Meridian Road will be realigned. Mr. Lake noted that Meridian Road was realigned to the east.

Commissioner Gillette expressed his support for the use and excitement for the growth of the Olive Mill.

Commissioner Sossaman noted that he is excited to see another applicant apply for the Agritainment zoning district.

**Motion to recommend approval of P19-0026 Queen Creek Olive Mill PAD Rezone, a request from Sean Lake, Pew and Lake PLC, on behalf of Frantoio Hills LLC, to rezone approximately 45.7 acres from R1-43 to Agritainment/PAD to allow the existing Queen Creek Olive Mill and its future expansion:**

1<sup>st</sup>: Spall

2<sup>nd</sup>: Gillette

**Vote:** 4-0 (Commissioners Matheson, Young, and Benson were absent for the vote)

**FINAL ACTION:**

None.

**ITEMS FOR DISCUSSION:**

None.

**ADMINISTRATIVE ITEMS**

**6. Recent activity update.**

**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 6:17PM.**

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

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

**Vote:** 4-0 (Commissioners Matheson, Young, and Benson were absent for the vote)



**MINUTES  
WORK STUDY SESSION  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
OCTOBER 9, 2019  
IMMEDIATELY FOLLOWING THE 6:00PM REGULAR SESSION**

1. **Call to Order**
2. The meeting was called to order at 6:17PM.
3. **Roll Call** (one or more members of the Commission may participate by telephone)

Commissioners in attendance: Commissioners Sossaman, Spall, McWilliams, and Gillette. Commissioners Matheson, Young, and Benson were absent.

**ITEMS FOR DISCUSSION**

These items are for Commission discussion only and no action will be taken. In general, no public comment will be taken.

4. **Census 2020** (Chris Moss, Complete Count Committee Chair)  
Chris Moss, Complete Count Committee Chair, provided a brief overview of the upcoming Census 2020 effort. Mr. Moss summarized the key facts, noting that the Census effort is important, safe, and easy. Mr. Moss summarized important functions of the Census. Mr. Moss summarized the three ways to participate in the Census which include online via survey, over the phone, or by mail. If residents do not complete the survey online, over the phone, or by mail, Census workers will visit their home. Mr. Moss provided website links to access more information on the census.

Commissioner Sossaman inquired: how soon after the survey is available will a Census worker visit a resident at their home? Mr. Moss responded stating he believes Census will begin visiting resident's homes on May 1<sup>st</sup>.

Commissioner McWilliams inquired: will statistics on participation be made available? Mr. Moss responded, stating yes and that they intend to show participation as a progress meter.

5. **AZ APA State Conference Summary** (Kyle Barichello, Planner II)  
Kyle Barichello, Planner II, presented a summary of the AZ APA State Conference that was attended by Staff and two Commissioners. Mr. Barichello provided conference highlights and presented a summary of the sessions attended. Mr. Barichello introduced the topic that he presented on at the conference.

Mr. Barichello noted that the Town received an honorable mention award for the Best Ordinance/Adopted Policy Category for the Downtown Core Rezone and Design Guidelines. Mr. Barichello provided a brief overview of the Downtown Core Zoning District and Downtown Core Design Guidelines. Mr. Barichello provided photo exhibits of properties in the Downtown Core which

have been redeveloped or retrofitted. Mr. Barichello identified sites owned by the Town which will be presented for future requests for proposals from the development community to develop.

Commissioner Spall summarized her experience at the conference.

Commissioner Sossaman expressed the benefit and value of attending planning conferences.

**6. Robert's Rules of Order and the Role of the Planning Commission** (Erik Swanson, Principal Planner)

Erik Swanson, Principal Planner, summarized the organization, powers, and duties of the Planning Commission. Mr. Swanson presented the order of business of a Planning Commission Meeting. Mr. Swanson provided an overview of the purposes of the order of business and etiquette of the Commission. Mr. Swanson provided a definition and explanation of a quorum, consent agenda, public comment, and meeting adjournment.

Commissioner McWilliams suggested staff to work with the Citizen Leadership Institute to set up an educational session on Robert's Rules of Order.

Commissioner Sossaman stressed the Planning Commission's importance in conducting the business of the Town. Commissioner Sossaman also discussed the importance of the Planning Commission's recommendation to the Town Council.

**ADMINISTRATIVE ITEMS**

**7. Recent activity update.**

None.

**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.

None.

**9. Adjournment**

**Motion to adjourn at 6:58PM:**

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

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

**Vote:** 4-0 (Commissioners Matheson, Young, and Benson were absent for the vote)



**MINUTES**  
**\*\*\*SPECIAL MEETING\*\*\***  
**QUEEN CREEK PLANNING & ZONING COMMISSION**  
**QUEEN CREEK COMMUNITY CHAMBERS**  
**20727 E. CIVIC PARKWAY**  
**OCTOBER 21, 2019**  
**6:00 PM**

1. **Call to Order**

Meeting was called to order at 6:03PM.

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

Commissioners in attendance: Chairman Matheson, McWilliams, Gillette, Sossaman, Spall and Benson. Commissioner Young 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.

None.

**PUBLIC HEARING:**

5. **Discussion and Possible Action on Case P19-0048 “Zimmerman Dairy Major General Plan Amendment”**, a request by Zimmerman Dairy LLC, for a Major General Plan Amendment for 191 acres from Industrial to 14 acres of Commercial and 177 acres of Neighborhood. This project is generally located at the southeast corner of Meridian Road and Queen Creek Road.

Sarah Clark, Senior Planner, gave presentation on specifics of the project. Ms. Clark introduced the project location via aerial map. Ms. Clark introduced the schedule and highlighted the general plan hearing process. Ms. Clark explained that this is the final of two planning commission hearings and that there is no associated zoning case with this application. Ms. Clark explained the applicants public outreach efforts and the letters of support and comments received throughout the review process. Ms. Clark explained the next steps for the project and invited the applicant up to speak.

Stephen Anderson, Land Use Attorney from Gammage and Burnham, introduced the project and introduced the members in attendance from their team. Mr. Anderson explained the background of the Zimmerman operations which started in 1998. Mr. Anderson explained that Pinal County first discussed the need for a roadway through the property. Mr. Anderson discussed the details of the

Pinal County roadway improvements. Mr. Anderson referenced that this property was a part of the Ironwood Annexation process. Mr. Anderson explained the Meridian road improvements. Mr. Anderson explained the Germann 516 project approval by Town Council. Mr. Anderson explained the State Land Department approval. Mr. Anderson explained the SR 24 connections and their relation to industrial development. Mr. Anderson explained the NSAP details and how they are related to the proposed amendment. Mr. Anderson highlighted that all of these things have encourage the Zimmerman's to move forward with a change of underlying land designation. Mr. Anderson explained the timing of the General Plan submittal. Mr. Anderson explained that there is no zoning case associated with the project however, that they are in discussions with Woodside homes to file a zoning application later in the year. Mr. Anderson discussed the letters received on the case. Mr. Anderson discussed the City of Mesa letter of opposition. Mr. Anderson discussed more of the details of the submittal. Mr. Anderson concluded the presentation. Mr Anderson explained the neighborhood support from adjacent property owners including Fulton Homes and PRI. Mr. Anderson concluded his presentation with highlighting the reasons why they are requesting approval.

No commissioners had questions for the applicant.

Chairman Matheson mentioned that there were two request to speak cards and invited the members from the public up to speak.

Shaine Alleman, member of the public, spoke on behalf of a neighboring property owner regarding the application. Mr. Alleman thanked staff for all the work on this project. Mr. Alleman highlighted that they are pleased with the changes that they have made and the time and effort they gave. Mr. Alleman highlighted the importance of the SR 24 and the relation of this to this development proposal. Mr Alleman stated that overall, they are supportive of the change being proposed.

Andy Sarrat, Director of operations of CMC Steel, neighboring property stepped up to address the commission. Mr.Sarrat asked for clarification on the map showing where this buffer is. Mr.Sarrat asked to match the zone of the area around it. Mr.Sarrat asked about putting a deed restriction in the area where the commercial development is happening to prevent any change into the future. Mr.Sarrat asked about the deed notification carries on that people are buying a home adjacent to an industrial area. Mr.Sarrat concluded his speaking points.

Chairman Matheson invited Mr. Anderson back up to the podium to address the members from the public.

Mr. Anderson pulled up the presentation to reference the buffers to the cmc steel plant. Mr Anderson referenced the difference between the buffer sizes between this application and state land buffer. Mr. Anderson mentioned that the buffer will remain into the future. Mr. Anderson mentioned that they would expect to see a similar set of deed restrictions on the residential development and the notice of disclosures. Mr. Anderson concluded that he feels the applicant has addressed the concerns of the neighboring property owners and the Town.

Chairman Matheson closed the public hearing portion and opened it up for Commission discussion.

Commissioner Sossaman commented that the Zimmerman family is asking for what the neighboring property owners requested years ago. Commissioner Sossaman mentioned that he respects the Zimmerman family complying with the requests from staff and that this proposal compliments the adjacent land use designations.

**Motion to approve the October 21, 2019 Public Hearing Agenda:**

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

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

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

**FINAL ACTION:**

None.

**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.

**7. Adjournment**

**Motion to adjourn at 6:44 PM:**

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

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

**Vote :** 6-0