



**NOTICE OF THE REGULAR SESSION MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION**

WHEN: WEDNESDAY, SEPTEMBER 10, 2008

WHERE: TOWN HALL COUNCIL CHAMBERS

TIME: 7:00 p.m.

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Queen Creek Planning and Zoning Commission and to the general public that the Queen Creek Planning and Zoning Commission will hold its Regular Meeting open to the general public on **WEDNESDAY, SEPTEMBER 10, 2008 AT 7:00 P.M.** in the Town Hall Council Chambers located at 22350 South Ellsworth Road, Queen Creek, Arizona.

AGENDA

1. **Call to Order**

2. **Roll Call**

Chairman Ingram	Commissioner Moore
Vice-Chairman Trapp-Jackson	Commissioner Perry
Commissioner Atkinson	Commissioner Fehlan
Commissioner Sossaman	

3. **Public Comment:** Members of the public may address the Commission on items not on the printed agenda. Please observe the time limit of three minutes. Speakers' cards are available at the door, and may be delivered to staff prior to the commencement of the meeting

4. **Consent Agenda:** Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote. Public Hearing items are designated with an asterisk (*). Prior to consideration of the Consent Agenda, the Chairman will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Commission and/or staff may remove any item for separate consideration.
 - a. **Consideration and Possible Approval of August 13, 2008 Work Study and Regular Session Minutes;**
 - b. ***Public Hearing, Consideration and Possible Approval of CU08-101/SP08-100, Alltel Wireless,** A request by Michael J. Campbell for approval of a Conditional Use Permit and Site Plan to locate a wireless communication tower in the vicinity of the northwest corner of Rittenhouse and Riggs roads.

The Consent Agenda was unanimously approved (7-0).

5. **Public Hearing, Discussion and Possible Action on RZ06-002/SD06-003, Circle G at The Church Farm**, A request by Greg Davis of IPlan Consulting to rezone approximately 885 acres from Rural 43 Single Family Residential to Planned Area Development (PAD) with underlying zoning districts of R1-43, R1-18, R1-12, R1-7, R-2 and C-2. The applicant is also requesting approval of a preliminary subdivision plat consisting of 1745 units with an overall density of 2.17 dwelling units per acre. The project is located at the southeast corner of Signal Butte and Ocotillo roads.

The Circle G at the Church Farm Rezoning and Subdivision request was unanimously recommended for approval (7-0).

6. **Public Hearing, Discussion and Possible Action on CU08-020, Pegasus Airpark Helicopters and Jets**, A request by the Pegasus Airpark Flight Association to amend Stipulations #12 and #14 of Conditional Use Permit 01-97 to allow the operation of helicopters and very light jets (under 12,500 pounds) and a request for an additional fuel tank to be used for Jet-A aircraft fuel. The property is located approximately ¼ mile east of Ellsworth Road, north of Empire Road.

The Commission voted 4-3 to recommend approval of the Very Light Jet portion of this request, excluding helicopters, subject to the approval being effective when the *Airpark Operational Flight Plan* has been approved by the FAA and implemented by the Flight Association.

ADMINISTRATIVE ITEMS (if not done during Work Study)

All Administrative Items were conducted during Work Study.

7. **Review** of next month's agenda items.
8. **Report** on Town Council Action
9. **Communication** from members of the Commission and Staff.
10. **Adjournment**

The Commission adjourned at 9:50 p.m.

By: _____
Laura Moats, Community Development Assistant

I, Laura Moats, do hereby certify that I caused to be posted this 4th day of September, 2008 the Agenda for the September 10, 2008 Regular Session Meeting of the Town of Queen Creek Planning and Zoning Commission, in the following places: 1) Queen Creek Town Hall, 2) Queen Creek Post Office, 3) Town Bulletin Board at Queen Creek Community Center.

DATED this 4th day of September, 2008.

Laura Moats, Community Development Assistant

Planning and Zoning Commission AGENDA

Regular Session

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The Town of Queen Creek encourages the participation of disabled individuals in the services, activities, and programs provided by the Town. Individuals with disabilities, who require reasonable accommodation in order to participate in the Planning and Zoning Commission meeting, should contact the Town Clerk at (480) 358-3000.