



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

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

1st: Sossaman

2nd: 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:

1st: Benson

2nd: Gillette

Vote : 6-0

Town of Queen Creek Planning & Zoning Commission

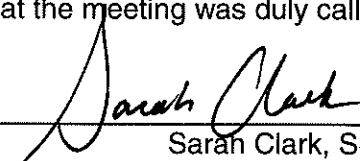


Alex Matheson, Chairman

ATTEST: 

Sarah Clark, Senior Planner

I, Sarah Clark, 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 October 21, 2019 Special Meeting of the Queen Creek Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.



Sarah Clark, Senior Planner

Passed and approved on November 13, 2019.