



**MINUTES
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
NOVEMBER 13, 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: Matheson, Young, Benson Sossaman, Spall, McWilliams, and Gillette.

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 October 9, 2019 and October 21, 2019 Planning Commission Meeting Minutes.

B. Discussion and Possible Action on P19-0161 Lennar at Nauvoo Station Residential Design Review. Brennan Ray, on behalf of Lennar, is requesting approval of eight (8) new standard plans with a minimum of three (3) elevations each to be constructed on 193 lots of the Nauvoo Station subdivision, located at the northwest corner of Crismon and Ocotillo roads.

C. Discussion and Possible Action on P19-0184 "Taylor Morrison at Terravella Residential Design Review". Taylor Morrison is requesting approval of six (6) new standard plans with three (3) elevations each to be constructed on 84 lots in Phase II of the Terravella subdivision located at the northeast corner of Ellsworth and Queen Creek roads.

D. Discussion and Possible Action on (Case P19-0003) "Parkside Estates Preliminary Plat", a request from Sunrise Engineering for a preliminary plat approval of a 7-lot, 6.3-acre residential subdivision located east of the northeast corner of Sossaman and Appleby roads.

Motion to approve the Consent Agenda:

1st: Sossaman

2nd: Benson

Vote: 7-0

PUBLIC HEARING:

5. **Public Hearing and Possible Action on Case P19-0210 “Expanding General Plan Planning Area Boundary”**, a request by Fulton Homes to expand the Town’s General Plan Planning Boundary for approximately 180 acres of land located approximately 3,860 feet west of the southwest corner of Gary Road and Empire Boulevard, immediately adjacent to the existing Morning Sun Farms community (Sarah Clark, Senior Planner)

Sarah Clark, Senior Planner, introduced the case. Ms. Clark explained the location of the extension being in Pinal County south of Town limits. Ms. Clark explained the existing planning boundary area in relation to the proposed planning area expansion. Ms. Clark explained the background behind the request in relation to the fire and medical services that the Town provides. Ms. Clark explained the next steps and concluded her presentation.

Motion to recommend approval of P19-0210 “Expanding General Plan Planning Area Boundary”:

1st: Benson
2nd: McWilliams
Vote: 7-0

FINAL ACTION:

None.

ITEMS FOR DISCUSSION:

None.

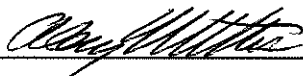
ADMINISTRATIVE ITEMS

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 6:05PM.

1st: Benson
2nd: Sossaman
Vote: 7-0

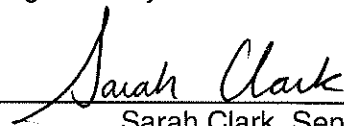
Town of Queen Creek Planning & Zoning Commission



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 November 13, 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.


Sarah Clark, Senior Planner

Passed and approved on December 3, 2019.