



**MINUTES**  
**\*\*\*SPECIAL MEETING\*\*\***  
**QUEEN CREEK PLANNING & ZONING COMMISSION**  
**QUEEN CREEK LIBRARY, 21802 S. ELLSWORTH RD.**  
**ZANE GREY ROOM**  
**AUGUST 28, 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: Matheson, Ehmke, Sossaman, Young, Spall and Benson

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. **Introduction and Public Hearing 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 first of two hearings and serves to introduce the case and request any public input. Ms. Clark explained the upcoming PZ and Council schedule.. Clark introduced the existing General Plan designation. Ms. Clark introduced the proposed GP land use plan. Ms. Clark introduced the existing zoning on the property. Ms. Clark explained the applicants public outreach efforts. Ms. Clark explained the 60 day review process to outer agencies and discussed the comment letters received to date.

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

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 IGA with Mesa regarding the SR 24 connections. Mr. Anderson explained the rezoning of the State Land application. 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.

No commissioners had questions for the applicant.

Commissioner Sossaman inquired about what to expect at the next Public Hearing meeting. Ms. Clark responded that there would be an expanded staff report, presentation, economic and fiscal analysis, and a recommendation from staff.

**Motion to continue to the September 11, 2019 Public Hearing Agenda:**

1<sup>st</sup>: Young

2<sup>nd</sup>: Benson

**Vote:** 6-0

**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 6:27 PM:**

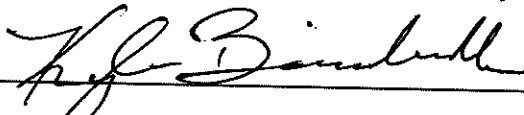
1<sup>st</sup>: Sossaman

2<sup>nd</sup>: Young

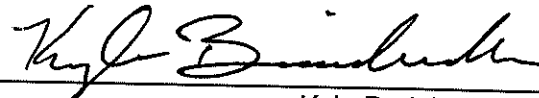
**Vote :** 6-0

Town of Queen Creek Planning & Zoning Commission

  
\_\_\_\_\_  
Steve Sossaman, Commissioner

ATTEST:   
\_\_\_\_\_  
Kyle Barichello, Planner II

I, Kyle Barichello, 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 August 28, 2019 Special Session of the Queen Creek Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

  
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Kyle Barichello, Planner II

Passed and approved on September 11, 2019.