



**AGENDA  
REGULAR MEETING  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
OCTOBER 14, 2020  
6:00 PM**

All Town Board & Commission meetings continue to be attended electronically by the Commission, Staff and the public. Following the recommendations from the CDC to help slow the spread of COVID-19, physical attendance at the October 14, 2020 Queen Creek Planning Commission meeting will be held electronically. Members of the public may access and listen to the Planning Commission meeting online [at https://www.queencreek.org/town-hall/town-council/watch-town-council-meetings](https://www.queencreek.org/town-hall/town-council/watch-town-council-meetings) and following the instructions on that webpage.

Public comment: there are two options for residents to submit public comment

- Email: submit a comment to [PublicComment@QueenCreek.org](mailto:PublicComment@QueenCreek.org). Every email received will be entered into the official record. Please include your name, address, comment and note if your comment is for call to the public or the public hearing.
- WebEx Online Meeting: Using a computer, tablet or smartphone, log into the meeting through WebEx (<https://toqc.webex.com/toqc/onstage/g.php?MTID=eb1331dcda7bf4e5044ea88dbf4481cc4>) and provide a public comment. To participate, register with your name, address and comment. View detailed WebEx instructions here. For additional help, contact WebEx Technical Support 1-866-229-3239.

**1. Call to Order**

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

Alex Matheson  
Lea Spall

Troy Young  
Matt McWilliams    David Gillette

Steve Sossaman  
Bill Smith

**3. Public Comment:** Members of the public may address the Planning Commission on items not on the printed agenda and during Public Hearings. Request to Speak Cards are available at the door, and may be delivered to staff prior to the commencement of the meeting. Please observe the time limit of (3) minutes. Comments may also be sent to via email to [PublicComment@queencreek.org](mailto:PublicComment@queencreek.org) by 6:30 p.m. on October 14, 2020 (limited to 500 words – identify your name, address and whether you wish your comment to be read at the meeting or just submitted as part of the written record). Members of the Commission may not discuss, consider, or act on any matter raised during public comment.

**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 August 12, 2020 Planning Commission Meeting Minutes.**

- B. Discussion and Possible Action on P20-0103 American Homes 4 Rent at Malone Place Parke Residential Design Review.** American Homes 4Rent is requesting approval of four (4) new standard plans with four (4) elevations each to be constructed on 97 lots on Parcel 2 of Malone Place Parke subdivision, located north of the northwest corner of Ocotillo and Meridian Roads. (Sarah Clark, Senior Planner)
- C. Discussion and Possible Approval of P20-0060 Harvest Station Commercial Preliminary Plat,** a request by Sean Lake (Pew & Lake) for approval of a 4-lot commercial plat on approximately 12.33 acres zoned C-2 (General Commercial) located at the southwest corner of Riggs and Gary Roads. (Christine Sheehy, Principal Planner)

**PUBLIC HEARING:**

- A. Public Hearing and Possible Action on P20-0062 and P20-0063 QC Station South Phase II Rezone and Site Plan,** a request by Seth Keeler (W Holdings) to rezone approximately 12.6 acres from R1-43 (Rural Estate) to C-2 (General Commercial) for a phased retail and office development, located at the southeast corner of Ellsworth Loop and Walnut roads. (Steven Ester, Planner II)
- B. Public Hearing and Possible Action on cases P19-0191 and P19-0192 U-Haul Conditional Use Permit and Site Plan,** a request from Joe Krueger (U-Haul) for a Conditional Use Permit (CUP) for exterior vehicle storage and Site Plan approval on approximately 4.96 acres located south of the southeast corner of Pecos and Power roads. (Christine Sheehy, Principal Planner)
- C. Public Hearing and Possible Action on P20-0109 Zimmerman Dairy/ North Creek PAD Rezone,** a request from Drew Huseth of Woodside Homes, for a PAD Rezone of approximately 195.1 acres from Agritainment (AT) to 142 acres of R1-5/PAD, 38-acres of MDR/PAD and 15.1 acres of C-2/PAD to allow for a future residential and commercial development located at the southeast corner of Meridian and German roads. (Sarah Clark, Senior Planner)
- D. Public Hearing and Possible Action on P20-0153 Zoning Ordinance Text Amendment, Recreational Marijuana,** a request for Zoning Ordinance Text Amendment to Article 6 Supplemental Use Regulations. (Erik Swanson, Planning Administrator, Mitesh Patel, Town Attorney)

**FINAL ACTION:**

None.

**ITEMS FOR DISCUSSION:**

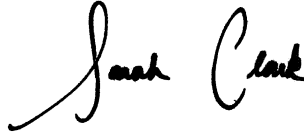
None.

**ADMINISTRATIVE ITEMS**

- 5. Recent activity update.**
- 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**

Pursuant to ARS 38-431.02 notice is hereby given to the members of the Queen Creek Planning & Zoning Commission and to the general public that the Queen Creek Planning & Zoning Commission will hold a meeting open to the public as set forth above.

I, Sarah Clark, do hereby certify that I caused to be posted this 7<sup>th</sup> day of October, 2020 the Agenda for the October 14, 2020 Regular Meeting of the Queen Creek Planning & Zoning Commission in the following places: 1) Queen Creek Town Hall; 2) Queen Creek Library; 3) Queen Creek Community Center bulletin board.

A handwritten signature in black ink that reads "Sarah Clark". The signature is written in a cursive style with a large initial "S" and a distinct "C".

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Sarah Clark, Senior Planner