



**MINUTES
WORK STUDY SESSION
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
May 13, 2020
6:00 PM**

Following the recommendations from the Center for Diseases Control and Prevention (CDC) to avoid gatherings of 10 or more people, as well as federal and state emergency declarations related to COVID-19, the May 13 Queen Creek Planning Commission meeting physical attendance in the Council Chambers will be limited to members of the Planning Commission and necessary staff only.

Some members of the Planning Commission and Staff may attend electronically. Others may attend, including the public and media, by accessing and listening to the Town Council meeting online at QueenCreek.org and following the instructions on that webpage.

1. Call to Order

The meeting was called to order at 7:07PM

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

Commissioners in attendance: Smith, Gillette, McWilliams, Spall, Sossaman, Young, Matheson.

ITEMS FOR DISCUSSION:

3. 2020 Major General Plan Amendments (Christine Sheehy, Principal Planner)

Christine Sheehy, Principal Planner, introduced herself to the Commission and began by explaining that this item was intended to provide a high level introduction and overview of the case. Ms. Sheehy began by highlighting the proposed General Plan Amendment site's location, while also stating the property is currently zoned EMP-A and EMP-B with existing agricultural uses occurring.

Ms. Sheehy presented an exhibit showing the existing General Plan designation of Industrial and the proposed General Plan designations of Neighborhood and Commercial.

Christine then walked through a timeline schedule of the case's process and next steps, in terms of upcoming meetings and review periods. Ms. Sheehy noted specifically where the case was at this point in time, and that the Commissioners would likely see this item for a work session in July.

Commissioner Smith asked if it was going from Industrial to Residential, and what was to the north of the property across Germann Road? Ms. Sheehy confirmed the proposal would turn the Industrial into Neighborhood and Commercial designations. Christine explained that to the north there is vacant industrial land within the City of Mesa's jurisdiction.

Commissioner Gillette asked if the steel company had given any pushback as they had on historically similar cases? Christine responded by stating the case has not been formally shown or opened to the public at this time, so the involvement was not quite known just yet.

Commissioner Spall asked what happens to the industrial land to the south and east of the project site, if the GPA is approved? Christine replied by saying that the other areas would not be included, so it is hard to say what would happen to them. Commissioner Spall stated she thought the other surrounding areas would then likely become residential as well.

Commissioner Smith asked where the QC Solar site is in relation to this site? Christine replied that it was to the south, and is already developed.

- 4. 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.

None.

5. Adjournment

Motion to adjourn at 7:19PM:

1st: Sossaman

2nd: Young

Vote: 7-0

TOWN OF QUEEN CREEK

Alex Matheson, Chair

Sarah Clark, Senior Planner

Passed and approved on June 10, 2020