



**Draft Minutes**  
**REGULAR MEETING**  
**QUEEN CREEK PLANNING & ZONING COMMISSION**  
**September 8, 2021**  
**6:00 PM**

**1. Call to Order**

The meeting was called to order at 6:00 p.m.

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

Troy Young	Chair	Present
David Gillette	Vice Chair	Present
Matt McWilliams	Commissioner	Arrived - 6:10 p.m.
Alex Matheson	Commissioner	Present
Bill Smith	Commissioner	Present
Jeff Nielsen	Commissioner	Present
Lea Spall	Commissioner	Present - left meeting 6:15 p.m.

Chair Troy Young welcomed Commissioner Jeff Nielsen to the Planning & Zoning Commission. Commissioner Nielsen introduced himself and said he is a homebuilder, a Queen Creek resident and is married with two children and enjoys the outdoors.

**3. Public Comment:** Members of the public may address the Planning Commission on items not on the printed agenda and during Public Hearings. 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 5:30 p.m. on August 11, 2021 (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.

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 August 11, 2021 Planning Commission Meeting Minutes.**

**B. Discussion and Possible Action on P21-0159, P21-0160 and P21-0161 Ellsworth Ranch Parcels A, E and F Residential Design Review.** Taylor Morrison is requesting approval of fifteen (15) new standard plans with four (4) elevations per plan for Parcels A and E and three (3) elevations proposed for Parcel F each to be constructed on 267 lots at the Ellsworth Ranch subdivision, located north of the northwest corner of Ellsworth and Chandler Heights roads. (Laney Corey, Planning Intern)

**MOTION: To approve the Consent Agenda**

**1<sup>st</sup>: Matheson**

**2<sup>nd</sup>: Smith**

**AYES: Young, Gillette, Smith, Spall, Matheson, Nielsen**

**ABSENT: McWilliams**

**RESULT: Approved (6-0)**

**5. Public Hearing:**

- A. Public Hearing and Possible Action on P21-0162 Strategic Industrial Properties Rezone**, a request by Daryl Mechem (Strategic Industrial Properties) to rezone a 10 acre (approx.) site from R1-43 to EMP-A, located at the southwest corner of Germann Road and 196th Street. (Mallory Ress, Planner I)

Planner Mallory Ress presented a request by Strategic Industrial Properties to rezone a 10-acre site from R1-43 (Rural Estate District) to EMP-A (Office Industrial Park). She outlined the site location, surrounding properties and existing zoning and noted that it borders Light Industrial in the City of Mesa to the north. The request conforms with the 2018 General Plan designation (Industrial) and there are no deviations being requested by the applicant.

Ms. Ress said a neighborhood meeting was held on August 23, 2021 and no members of the public attended and no comments have been received.

Ms. Ress said as part of the request a conceptual site plan was prepared by the applicant to show possible site configurations for a light industrial complex on the 10-acre site. The plan showed an eight building layout and a two building layout. Ms. Ress said these plans are not being approved tonight and a formal site plan is required for review and approval at a later date.

Chair Young opened the public hearing. There were no comments from the public or the Commission and the public hearing was closed.

**MOTION: To approve P21-0162 Strategic Industrial Properties Rezone subject to Conditions of Approval.**

**1<sup>st</sup>: Spall**

**2<sup>nd</sup>: Nielsen**

**AYES: Young, Gillette, Smith, Spall, Matheson, Nielsen**

**ABSENT: McWilliams**

**RESULT: Approved (6-0)**

**6. Final Action:**

- B. Discussion and Possible Action on P21-0106 Rock Point Church Phase III Site Plan**, a request from Craig Goldstone (Todd & Associates, Inc.) for Site Plan approval to add a facilities maintenance building, children's building, administration building, and café expansion totaling approximately 59,000 SF to the existing 20.25 acre site, located at the northeast corner of Power Road and Ivy Lane. (Steven Ester, Planner II).

Planner Steven Ester presented the Rock Point Church Phase III Site Plan to add 59,000 SF expansion to the 20-acre existing site. He outlined the site location, adjacent properties and noted that the church owns the vacant land to the north. Mr. Ester said the project is surrounded by the R1-43 (Rural Residential) zoning district and noted that churches are allowed in all districts.

Mr. Ester said they are proposing to add a facilities maintenance building, children's building, administration building, and café expansion. He presented landscaping, building elevations and parking details. He said the site plan presented tonight is for the new facilities maintenance building only and the other buildings will come back for separate site plan review.

Mr. Ester said the style and architecture for all new buildings will integrate with Phase II to provide consistency across the development and access will remain as-is.

The Commission had questions on parking calculations. Mr. Ester said they have more than adequate parking at this time and additional overflow parking will be provided at future stages and calculations will be addressed.

Commissioner Smith noted the pitched roof on the facilities building and asked where the mechanical is located. Mr. Ester said it is fully screened at ground level behind wood fencing, which adds interest.

Commissioner Smith inquired about the point of entry for the facilities building and asked if the applicant would consider adding more concrete in that area to alleviate dust.

Rock Point Church Pastor Dave Sutherland addressed the overflow parking and said it will be paved when the children's center is built. He explained that the entrance to outdoor storage on the north side of the facilities building will be concrete and he said they would agree to more concrete at the entry point for dust control.

Vice Chair David Gillette declared a conflict and abstained from voting.

**Motion to approve P21-0106 Rock Point Church Phase III Site Plan subject to the Conditions of Approval and with the added stipulation that asphalt or concrete be added to the entry point to the facilities building for dust control.**

**1<sup>st</sup>: Smith**

**2<sup>nd</sup>: Nielsen**

**AYES: Young, Smith, Matheson, Nielsen, McWilliams**

**ABSTAIN: Gillette**

**ABSENT: Spall**

**RESULT: Approved (5-0)**

**7. Items for Discussion:** *These items are for Commission discussion only and no action will be taken. In general no public comment will be taken.*

None.

**8. Administrative Items:**

**A. Recent activity update.**

Planning Administrator Erik Swanson welcomed Commissioner Nielsen to the Planning Commission and announced that tonight is Senior Planner Sarah Clark's last meeting before she goes on maternity leave.

Mr. Swanson provided the following updates:

- In the month of August, 170 single family home permits were issued
- A Board of Adjustment meeting was held on August 25, 2021 to discuss updates from the Code Compliance division and to set 2022 Bi-Annual meeting dates
- At the last Town Council Meeting, the Drive- Thru Conditional Use Permit amendment to the Zoning Code was continued to the next meeting for further refinement from staff. The Council also heard proposed revisions to the Town Code relating to the Queen Creek Police Department in conjunction with Code Enforcement.

**9. 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.

**10. Adjournment**

The meeting adjourned at 6:22 p.m.

TOWN OF QUEEN CREEK

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Troy Young, Chair

ATTEST:

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Joy Maglione, Deputy Town Clerk

I, Joy Maglione, do hereby certify that to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Regular Session Minutes of September 8, 2021 Regular Session of the Queen Creek Planning Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on: *These are draft minutes and are not approved.*



**DRAFT MINUTES**  
**WORK STUDY SESSION**  
**QUEEN CREEK PLANNING & ZONING COMMISSION**  
**September 8, 2021**

**1. Call to Order**

The meeting was called to order at 6:23p.m.

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

Troy Young	Chair	Present
David Gillette	Vice Chair	Present
Matt McWilliams	Commissioner	Present
Alex Matheson	Commissioner	Present
Bill Smith	Commissioner	Present
Jeff Neilsen	Commissioner	Present
Lea Spall	Commissioner	Absent

**3. Items for Discussion:** These items are for Commission discussion only and no action will be taken. In general, no public comment will be taken.

**A. Training – General Plan Transitions and Compatibility Buffers**

Planning Administrator Erik Swanson presented the Commission with a training on how the General Plan addresses transitions and buffers. Mr. Swanson said a goal of the General Plan is to provide a diverse range of quality housing options for current and future residents. He said that adequate transitions and/or buffering abutting Rural or Urban areas is required. He said specific buffering and transition details are determined through the rezoning process.

Mr. Swanson provided the Commission with several real life examples of recent subdivisions where buffering and transitions came into play. He discussed the importance of resident feedback; the public hearing process; and communication between homebuilder, staff and the Commission. He explained that it is a lengthy process, which often results in a lot of negotiation to get a result where all parties are satisfied.

The commissioners asked staff questions on the Commission's role in the process before and during the meetings. There was additional discussion on the General Plan criteria; setting conditions of approval; public hearing protocol; meeting procedures; the builder and developer's viewpoints; and options available to the Commission in regards to deciding on a case.

Mr. Swanson and Development Services Director Brett Burningham encouraged the Commission to reach out to them at any time before or during a meeting if they have questions and to ask questions of the applicant as well.

**4. Adjournment**

The meeting adjourned at 7:18 p.m.

TOWN OF QUEEN CREEK

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Troy Young, Chair

ATTEST:

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Joy Maglione, Deputy Town Clerk

I, Joy Maglione, do hereby certify that to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Work Study Session Minutes of the September 8, 2021 Work Study Session of the Queen Creek Planning Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on: **These are draft minutes and are not yet approved.**