



MINUTES
WORK STUDY SESSION
QUEEN CREEK PLANNING & ZONING COMMISSION
November 10, 2021

1. Call to Order

The meeting was called to order at 8:42 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	Present
Alex Matheson	Commissioner	Present
Bill Smith	Commissioner	Present
Jeff Neilsen	Commissioner	Present
Lea Spall	Commissioner	Present

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 – Conditional Use Permit (CUP) Process and Review

Planning Mallory Ress presented the Commission with a training on the CUP process. She outlined the steps for submittal, the review process, neighborhood meetings and public hearing requirements.

Ms. Ress explained what uses require a CUP and how to determine if a CUP is required. She said conditional uses are those generally compatible with the land use permitted by right in a zoning district, but they may require a closer look so they would go through the process. The CUP process ensures the appropriateness of the use at a particular location.

Ms. Ress discussed the Drive-Thru Restaurant CUP and provided details on the recent text amendment. She provided a summary of the recent changes and the background history on the topic.

She concluded with a brief review of the Permitted Use Table in the Zoning Ordinance and approval criteria.

Commissioner Spall asked if a CUP is good forever. Ms. Ress said if a new user comes in, the CUP goes with the site.

Adjournment

The meeting adjourned at 8:49 p.m.

TOWN OF QUEEN CREEK

Troy Young, Chair

ATTEST:

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 November 10, 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: December 8, 2021