



AGENDA
Regular Meeting
Queen Creek Planning & Zoning Commission
Community Chambers, 20727 E. Civic Parkway
March 9, 2022
6:00 PM

The public can watch the meeting live streamed by registering with the Webex Online Meeting: Using a computer, tablet or smartphone, log into the meeting through WebEx <https://toqc.webex.com/toqc/onstage/g.php?MTID=e0d3be49e1a27f94fa6732ad7c26566ea> and watch the meeting and/or provide a public comment. To participate, register with your name, address and comment. View additional details at <https://www.queencreekaz.gov/town-hall/town-council/watch-town-council-meetings>.

Public comment: in addition to attending in-person, there are two options for residents to submit public comment for the meeting:

- *Email: submit a comment to 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.*
- *WebEx Online Meeting: Using a computer, tablet or smartphone, log into the meeting through WebEx ([LINK](#)) and provide a public comment. To participate, register with your name, address and comment. View details at <https://www.queencreekaz.gov/town-hall/town-council/watch-town-council-meetings>*

Comments without identifying name and address will not be read or submitted as part of the written record.

1. **Call to Order:**
2. **Roll Call:** One or more members of the Commission may participate by telephone.
3. **Public Comment:** *Members of the public may address the Planning Commission on items not on the printed agenda and during Public Hearings. Comments may also be sent to via email to PublicComment@queencreek.org by 5:30 p.m. on March 9, 2022 (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 February 9, 2022 Planning Commission Meeting Minutes.**
 - B. **Discussion and Possible Action on P22-0007 NEC Signal Butte and Ocotillo Retail Center Preliminary Plat,** a request by Maria Grishina of SimonCRE for a Preliminary Plat consisting of four (4) commercial lots and

one (1) tract for development of a retail center. The 4.5 acre project site is generally located at the northeast corner of Signal Butte and Ocotillo roads. (Steven Ester, Planner II)

5. Public Hearing:

- A. Public Hearing and Possible Action on P22-0033 Neighborhood Meeting Requirements Zoning Ordinance Text Amendment**, a staff initiated text amendment to the Zoning Ordinance recommending flexibility for alternative neighborhood outreach and meeting procedures. (Laney Corey, Planning Intern)
- B. Public Hearing and Possible Action on P22-0034 Public Notification Process Zoning Ordinance Text Amendment**, a staff initiated text amendment to the Zoning Ordinance recommending modifications to the public hearing sign posting process (Laney Corey, Planning Intern)

6. Final Action:

- A. Discussion and Possible Action on P21-0201 and P21-0203 Vineyard Towne Center Phase I Site Plan and Preliminary Plat**, a request from Dean Munkachy of Suite 6 for Site Plan and Preliminary Plat approval of a 12.1 acre commercial center, anchored by a Sprouts, located at the northwest corner of Combs and Gantzel roads (Steven Ester, Planner II)

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:

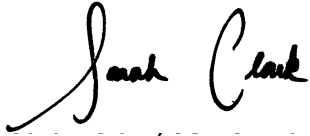
- A. Recent activity update.**

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.*

10. 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 2nd day of March, 2022 the Agenda for the March 9, 2022 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.



ner/Project Manager

The Town of Queen Creek encourages the participation of disabled individuals in the services, activities, and programs provided by the Town. Individuals with disabilities who require reasonable accommodations in order to participate should contact the Town Clerk's office at (480) 358-3000.

