



MINUTES
Regular Session & Possible Work Study Session
Queen Creek Planning & Zoning Commission
Community Chambers, 20727 E. Civic Parkway
October 12, 2022
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.

David Gillette	Chair	Present
Leah Gumm	Commissioner	Present
Alex Matheson	Commissioner	Present
Matt McWilliams	Commissioner	Present via WebEx
Jeff Nielsen	Commissioner	Present via WebEx
Lea Spall	Commissioner	Present
Troy Young	Commissioner	Present

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@queen creek.org by 5:30 p.m. the day of the meeting (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 September 14, 2022 Planning Commission Meeting Minutes.
- B. Public Hearing and Possible Action on P22-0205 Permitted Use Table – Data Centers, a staff initiated text amendment to Table 4.6-1 Permitted Uses of the Zoning Ordinance prohibiting data centers.
- C. Public Hearing and Possible Action on P22-0206 Signage Located in Roadway Medians Text Amendment, a staff initiated text amendment to Article 7 Signage Regulations of the Zoning Ordinance prohibiting signage from being located within roadway medians.

- D. Public Hearing and Possible Action on P22-0207 Landscape Medians Text Amendment, a staff initiated text amendment to Article 5.3 Landscaping Standards of the Zoning Ordinance addressing installation and maintenance of landscaping medians and a mechanism for addressing lack of maintenance.
- E. A continuance has been requested by the applicant on this case. Public Hearing and Possible Action on cases P22-0118 and P22-0204, QC Vet Bldg Expansion Conditional Use Permit and Site Plan, a request from Cain Garcia, SPS+ Architects, for a Conditional Use Permit and Site Plan approval for the construction of an approximately 4,400sq.ft. building addition at the existing veterinary clinic, located east of the southeast corner of Hawes and Ocotillo roads.

MOTION: To approve the Consent Agenda

1st: Commissioner Gumm

2nd: Commissioner Young

AYES: Spall, Gumm, Nielsen, Young, Matheson, Gillette, McWilliams

RESULT: Approved unanimously (7-0)

5. Public Hearing:

- A. *This case has been formally withdrawn by the applicant.* Public Hearing and Possible Action on Cases Barney Farms North Major General Plan Amendment (Case P22-0051) and PAD Rezone (P22-0178), a request by Greg Davis, Iplan Consulting, for a Major General Plan Amendment for approximately 36.6 acres from Industrial to Neighborhood and a PAD Rezone to rezone 36± acres from Employment Type-A to 25.3 acres of High Density Residential and 11.1 acres of Medium Density Residential. This project is generally located south of Germann Road west of Signal Butte Road

No action taken.

6. Final Action: *Matters listed under the Public Hearing Consent Agenda are considered to be routine and will be enacted by one motion and one vote.*

- A. Discussion and Possible Action on P22-0115 Hudson Station Marketplace Comprehensive Design Plan, a request from Andy Gibson of Bootz and Duke sign company for approval of a Comprehensive Sign Plan for the 24-acre Hudson Station Marketplace Commercial Center located at the southwest corner of Queen Creek and Signal Butte roads.

Senior Planner Sarah Clark provided an overview of the project location and outlined surrounding properties. Ms. Clark summarized the request for a Comprehensive Sign Plan for Hudson Station Marketplace which will include Fry's Marketplace and Pharmacy, EOS Fitness facility, 3 shops buildings, 3 drive-thru restaurants and Fry's Fuel Center.

Ms. Clark reviewed the overall site plan and said the request includes deviations for increased cumulative signage for the Fry's building; increased monument sign height and square footage and to allow west-facing signage to face residential areas. She said the applicant will provide buffering from adjacent residential properties and the Fry's signs

located on the west side of the main store will be turned off between 10 pm and 7 am daily.

Applicant Andy Gibson of Bootz and Duke Sign Company attended to answer questions. He said his company has been doing the signage for Fry's all around the state for the last ten years and said this project has less signage than most.

Commissioner Young asked why they were requesting the 2-foot increase in height for the sign. Mr. Gibson said we decreased the amount of signage for the site and said that 3-4' of signage is unusable so we needed to increase the height to get more tenant panels on the sign.

Chair Gillette asked if the signage is similar to other Fry's locations. Mr. Gibson replied that the signage is smaller than the Ellsworth/Riggs store and has less square footage.

MOTION: To approve the Comprehensive Sign Plan for the 24-acre Hudson Station Marketplace Commercial Center located at the southwest corner of Queen Creek and Signal Butte roads.

1st: Commissioner Spall

2nd: Commissioner Matheson

AYES: Spall, Gumm, Nielsen, Young, Matheson, Gillette, McWilliams

RESULT: Approved unanimously (7-0)

B. Discussion and Possible Action on the Annual Organizational Meeting Notification (to set Vice-Chair appointment)

Chair Gillette recommended that this item be discussed at the next meeting on November 9th when all commissioners are present.

MOTION: To move this item to the November 9, 2022 meeting.

1st: Commissioner Matheson

2nd: Commissioner Young

AYES: Spall, Gumm, Nielsen, Young, Matheson, Gillette, McWilliams

RESULT: Approved unanimously (7-0)

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 reported 75 new single-family homes for the month, which was down from last year.

Mr. Swanson said the Barney Farms Industrial Rezone was approved by Town Council (5-0) at the October 5, 2022 meeting.

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.

There was no Work Study Session at this meeting.

10. **Adjournment**

The meeting adjourned at 6:15 p.m.

MOTION: To adjourn Regular Session

1st: Commissioner Matheson

2nd: Commissioner Gumm

AYES: Spall, Gumm, Nielsen, Young, Matheson, Gillette, McWilliams

RESULT: Approved unanimously (7-0)

TOWN OF QUEEN CREEK



David Gillette, 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 October 12, 2022 Regular Session Minutes 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: November 9, 2022