



MINUTES
Special Session
Queen Creek Planning & Zoning Commission
Community Chambers, 20727 E. Civic Parkway
October 18, 2022
6:00 PM

1. Call to Order:

The meeting was called to order at 6:01 p.m.

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

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

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. 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.*

None.

5. Public Hearing:

- A. Public Hearing and Possible Action on Phelan PAD Rezone and Site Plan (P22-0124/125), a request by Adam Baugh, Withey Morris, PLC for Rezoning and Site Plan approval for a rezoning of approximately 47 acres from R1-54 (Rural Estate District) to EMPA-A/PAD (General Office/Business Park) for the development of a business park, located north of the northeast corner of Germann and Meridian Roads.

Planning Administrator Erik Swanson provided an overview of the site location and surrounding areas. He said this is a rezoning request and site plan approval for an industrial park with six office buildings. The site was previously annexed from Pinal County and it is required that they be granted the equivalent zoning as the county. Mr. Swanson said the rezone is consistent with the General Plan Designation (Industrial).

Mr. Swanson provided details of the site plan including access points, elevations, architectural design and screening features from the truck docks. He said there is an existing channel that is unique to the site that runs along the east side of the property to convey water from the Superstition Mountains. Due to this constraint, the landscape setbacks are reduced but separation from residential will still be 180 feet to the closest building.

Mr. Swanson said the Neighborhood Meeting process allowed letters to be sent from the applicant when there is limited property owners surrounding the property.

Mr. Swanson said that staff is recommending an additional Condition of Approval #7 requiring in lieu payment for the cost of traffic signals at the intersection of Meridian and Willis roads if approved.

Alex Hayes, Withey Morris PLC, discussed the details of the project and said it is the ideal location for this type of use and helps to create employment opportunities and economic diversity in Queen Creek. He outlined the surrounding areas, which are all primarily employment uses and said the project has staff support and no opposition thus far.

Chair Gillette ask if there are any tenants for the business park yet. Mr. Hayes responded no, there are no users identified at this time and said there will likely be multiple tenants in the 30,000 square foot range or larger.

Commissioner Spall asked about the properties that abut the project to the north. Mr. Hayes said there is 350' between the residents to the north.

Chair Gillette asked if the residents to the north of the project provided any feedback. Mr. Hayes said he received one phone call with a question and no opposition.

Chair Gillette opened the public hearing.

Greg Hornung, 1527 W Cipriano Rd, Queen Creek 85140, spoke in opposition to the project. Mr. Hornung said that no notices were mailed to him. He opposes the rezone and said he can speak for his neighbors as well. He has horse property and does not want to lose the hometown feel with commercial businesses behind his property.

Commissioner Spall acknowledged the speaker's concerns. She said she drove out to the property and understands his pain, but it seems like a good buffer is present.

Chair Gillette concurred with Commissioner Spall and said it is not an easy decision, but he said the proximity to the freeway and to existing industrial is a good use for this location.

Chair Gillette had concerns that there were inconsistencies with the mailings to area residents.

Mr. Swanson said this item will be presented at the November 16 Town Council meeting and residents can speak at that meeting as well.

There were no more comments and Chair Gillette closed the public hearing

MOTION: To approve Phelan PAD Rezone and Site Plan (P22-0124/125 for Rezoning and Site Plan approval for a rezoning of approximately 47 acres from R1-54 (Rural Estate District) to EMPA-A/PAD (General Office/Business Park) for the development of a business park, located north of the northeast corner of Germann and Meridian Roads with the addition of Condition #7 as stated in the staff report.

1st: Commissioner Spall

2nd: Commissioner Nielsen

AYES: Spall, Nielsen, Young, Gillette

RESULT: Approved unanimously (4-0)

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.*

None.

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:**

None.

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 6:29 p.m.

MOTION: To adjourn Special Session

1st: Commissioner Nielsen

2nd: Commissioner Spall

AYES: Spall, Nielsen, Young, Gillette

RESULT: Approved unanimously (4-0)

TOWN OF QUEEN CREEK



David Giffette, 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 18, 2022 Special 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