



## AGENDA

### Planning & Zoning Commission

Community Chambers, 20727 E. Civic Parkway

January 11, 2023

6:00 PM

### REGULAR SESSION

The public can watch the meeting live streamed at the Town's Ustream account at <https://video.ibm.com/channel/town-of-queen-creek-planning-and-zoning>.

1. **Call to Order:**
2. **Roll Call:** *One or more members of the Commission may participate electronically or telephonically.*
3. **Pledge of Allegiance:**
4. **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 [PublicComment@QueenCreekAZ.gov](mailto:PublicComment@QueenCreekAZ.gov) 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.*
5. **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 approval of the December 14, 2022 Planning Commission Meeting minutes.
  - B. Public Hearing and Possible Action on P22-0263 Permitted Use Table, a staff initiated text amendment to Table 4.6-1 Permitted Uses of the Zoning Ordinance.
6. **Public Hearing:**
  - A. Public Hearing and Possible Action on case P22-0237 Rili B's Taco Shop Conditional Use Permit, a request from Bryan Ledbetter, Triple B6, LLC, for a Conditional Use Permit (CUP) to allow for the operation of a 24-hour drive-thru restaurant located within 300ft of a residential zoning district, located within Heritage Square commercial center, east of the northeast corner of Ellsworth Heritage Loop roads.
7. **Final Action:**
  - A. Discussion and Possible Action on the Annual Organizational Meeting Notification (to set Chair and Vice-Chair appointments for the upcoming year) (Erik Swanson, Planning Administrator)

8. **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.

9. **Administrative Items:**

A. Recent Activity Update

B. Discussion and Possible Action on Setting the 2023 Planning Commission Meeting Dates (Erik Swanson, Planning Administrator)

10. **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.*

11. **Adjournment of the Regular Session.**

### **WORK STUDY SESSION**

12. **Call to Order:**

13. **Roll Call:** *One or more members of the Commission may participate electronically or telephonically.*

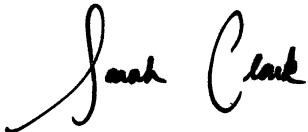
14. **Items for Discussion:** *These items are for Commission discussion only and no action will be taken. In general, no public comment will be taken.*

A. Utilities Department Update (Paul Gardner, Utility Services/Water/Wastewater Director)

B. Engineering Division Update (Chris Dovel, Town Engineer)

15. **Adjournment of the Work Study Session.**

I, Sarah Clark, do hereby certify that I caused to be posted this 5th of January 2023, the Agenda for the January 11, 2023 Regular Session and Possible Work Study Session of the Queen Creek Planning & Zoning Commission at Town Hall and on the Town's website at [www.QueenCreekAZ.gov](http://www.QueenCreekAZ.gov).



---

Sarah Clark, Senior Planner/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.