



MINUTES
Regular Session Meeting & Work Study Session
Queen Creek Planning & Zoning Commission
Community Chambers, 20727 E. Civic Parkway
March 8, 2023
6:00 PM

REGULAR SESSION

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 | Absent |
| Matt McWilliams | Commissioner | Present |
| Jeff Nielsen | Vice Chair | Present |
| 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@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.*

A. Discussion and possible action on January 11, 2023 Planning Commission Meeting Minutes.

MOTION: To approve the Consent Agenda

1st: Spall

2nd: McWilliams

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

RESULT: Approved unanimously (6-0)

5. Public Hearing:

A. **Public Hearing and Possible Action on P22-0278 Barney Farm Germann/Meridian Commercial Rezone**, a request by Greg Davis of Iplan Consulting, to rezone a 9.6 acre (approx.) site from EMP-A/PAD to C-2/PAD, located generally at the southwest corner of Germann and Meridian roads.

Senior Planner Sarah Clark presented the Barney Farm Germann/Meridian commercial rezone request. She outlined the project location, zoning designation and surrounding properties. She noted that the property is located within the North Specific Area Plan boundaries.

Ms. Clark said the request is to rezone 9.6 acres from EMP-A/PAD (Office/Industrial Park) to C-2/PAD (General Commercial). The General Plan designation is Industrial, however the 2018 General Plan allows for flexibility for rezoning requests under certain acreage and to reflect evolving market demands. Ms. Clark said the request is still generally consistent with the area and staff supports the request. She provided background information on recent zoning requests in the area and said this request tonight is a companion piece to a prior rezone.

Ms. Clark said a neighborhood meeting was held on February 6, 2023 with no members of the public in attendance and staff has not received any input from the public.

Greg Davis, Iplan Consulting, presented on behalf of the Barney family. He provided background history of the project and discussed roadway changes for Meridian and the new freeway and current market demands for the site.

There were no questions or comments from the commission. Chair Gillette opened the public hearing. There were no public comments and the hearing was closed.

MOTION: To approve P22-0278 Barney Farm Germann/Meridian Commercial Rezone, a request by Greg Davis of Iplan Consulting, to rezone a 9.6 acre (approx.) site from EMP-A/PAD to C-2/PAD, located generally at the southwest corner of Germann and Meridian roads.

1st: Young

2nd: Spall

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

RESULT: Approved unanimously (6-0)

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:

A. Recent activity update.

Planning Administrator Erik Swanson reported:

- 54 single family home permits were issued in January and 50 permits in February. He noted the numbers dropped slightly but commercial activity remains busy
- Staff is working on text amendments and updates to the Zoning Code, which will be presented at future meetings

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 6:10 p.m.

WORK STUDY SESSION.

11. **Call to Order:**

The Work Study Session was called to order at 6:10 p.m.

12. **Roll Call:**

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

13. **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. Introduction to the Town's new Utility Billing System

Customer Service and Billing Administrator Kristie Riester presented an update on the new billing system that went live on March 7, 2023. She reviewed the communication plan and notifications that went out to residents prior to implementation. Ms. Riester said the new system will provide updated technology and enhanced customer service features.

A short video highlighting the features of the new system and steps the customer will need to take to sign-up or re-enroll in auto pay or paperless billing was presented.

14. **Adjournment:**

The Work Study Session adjourned at 6:20 p.m.

TOWN OF QUEEN CREEK



Jeff Nielsen, Vice 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 Regular Session Minutes of March 8, 2023 Regular & 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: April 12, 2023