



## AGENDA

### Planning & Zoning Commission

Community Chambers, 20727 E. Civic Parkway

September 13, 2023

6:00 PM

The public can continue to watch the meeting live streamed at [QueenCreek.org/WatchMeetings](https://QueenCreek.org/WatchMeetings) by selecting “video” next to the applicable meeting (once the meeting begins). The Chairman or other presiding officer at the meeting may change the order of Agenda Items and/or take items on the Agenda in an order they determine is appropriate. Some members of the Commission and staff may attend electronically.

#### **REGULAR SESSION**

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. Consideration and possible approval of the June 14, 2023 Planning Commission Meeting Minutes.
6. **Public Hearing:**
  - A. Public Hearing and Possible Action on P23-0115 Elanto PAD Rezone and P22-0254 Elanto MDR Site Plan, a request by Adam Baugh of Withey Morris Baugh, PLC to rezone approximately 155 acres from HDR, R1-5 and C-2 to MDR, R1-5, and C-2 with a PAD overlay, and for Site Plan approval for a 50-acre 320 unit medium density residential development with various unit types. The project site is generally located at the northeast corner of Pima and Meridian roads and approximately 930-feet south of the southwest corner of Germann and Ironwood roads.
  - B. Public Hearing and Possible Action on the Banner Ironwood Verizon Monopine Conditional Use Permit (P23-0089) and Site Plan (P23-0090), a request from Graham Chapman (Pinnacle Consulting Inc.) for Conditional Use Permit and Site Plan approval to allow for construction of a new 65’ tall monopine cell tower located approximately 1,230 feet southwest of the southwest corner of Gantzel Road and Banner Way.

**7. Final Action:**

None.

**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**

**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.*

1. Capital Improvements Department Overview (Brad Novacek, Capital Improvement Program Manager)

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

I, Sarah Clark, do hereby certify that I caused to be posted this 11th of September, the Agenda for the September 13, 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.