



Minutes
Planning & Zoning Commission
Community Chambers, 20727 E. Civic Parkway
Wednesday, June 14, 2023
6:00 PM

REGULAR SESSION

1) Call to Order:

The meeting was called to order at 6:00 p.m by Commissioner Young.

2) Roll Call:

PRESENT:

Alex Matheson
Jeff Nielson
Lea Spall
Troy Young
David Gillette
Leah Gumm
Spencer Hale

David Gillette and Jeff Nielsen attended electronically.

Chair Gillette welcomed Commissioner Spencer Hale to the Planning & Zoning Commission. Commissioner Hale said he previously served on the Transportation Advisory Committee and has been a Queen Creek resident for ten years and thanked the Commission for the opportunity to serve.

3) Pledge of Allegiance:


4) Public Comment:

None.

5) Consent Agenda:

5.A) Consideration and possible approval of the May 10, 2023 Planning Commission Meeting Minutes


Department: Development Services

Planning & Zoning Commission 5-10-23.pdf 

- 5.B) Discussion and Possible Action on P23-0025 Arise Veterinary Hospital Comprehensive Sign Plan Amendment, a request from Steve Wiley of Triangle Sign Services for approval of a Comprehensive Sign Plan Amendment for Heritage Square located south of the southeast corner of Rittenhouse and Ellsworth roads.

Department: Development Services

Staff Report 

Aerial Exhibit 

Sign Package 

<p>MOTION: To approve the Consent Agenda RESULT: Approved unanimously (7-0) MOVER: Troy Young SECONDER: Lea Spall AYES: Alex Matheson, Jeff Nielson, Lea Spall, Troy Young, David Gillette, Leah Gumm, Spencer T Hale</p>
--

6) Public Hearing:

None.

7) Final Action:

None.

8) Items for Discussion:

None.

9) Administrative Items:

Planning Manager Erik Swanson thanked Commissioner Hale for joining the team.

Mr. Swanson said 134 residential permits were issued in May. Mr. Swanson listed the items recently approved by Town Council that previously came before the Commission:

1. Pecan Lakes Entertainment Center Rezone
2. Rittenhouse Commons 2 Residential Application

3. Cobblestone/Gravity Coffee Applications

10) Summary of Events from Members of the Commission and Staff:

None.

11) Adjournment of the Regular Session.

The Regular Session Meeting adjourned at 6:06 p.m.

WORK STUDY SESSION

12) Call to Order:

The Work Study Session was called to order at 6:07 p.m. by Commissioner Young.

13) Roll Call:

PRESENT:

Alex Matheson
Jeff Nielson
Lea Spall
Troy Young
David Gillette
Leah Gumm
Spencer Hale

David Gillette and Jeff Nielsen attended electronically.

14) Items for Discussion:

A. Transportation Department Update by Mohamed Youssef.

Public Works Department Presentation 

Public Works Director Mohamed Youssef provided the department mission statement, organization chart and a description of their core duties and said his team is on call and works 24/7. Mr. Youssef provided a detailed description of the following divisions that fall under Public Works:

Pavement Preservation & Streets - storm water systems, bridges, culverts, sidewalks, signage, roads

Environmental Division - trash, recycling, dust control, hazardous waste program

Fleet Services - maintains 450 vehicles and equipment

Traffic Engineering - reviews all Town applications, traffic analysis, traffic control, work safety zones, traffic signals

The commission had questions regarding traffic signal placement and the amount of traffic generated from SR24 and other large developments such as Costco. The commission thanked Mr. Youssef for his expertise and the knowledge he brings to

Queen Creek. They said they value the work that the Public Works Department and his team provides to the Town.

15) Adjournment of the Work Study Session.

The Work Study Session adjourned at 6:58 p.m.

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 Planning & Zoning Commission Minutes of the June 14, 2023 Planning & Zoning Commission of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on: _____