



**MINUTES OF THE WORK STUDY MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION**

Wednesday, January 14, 2009 6:00 P.M.

Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85242

1. **CALL TO ORDER** The meeting was called to order at 6:00 p.m.

2. **ROLL CALL**

Present

Chairman Ingram
Vice-Chairman Trapp-Jackson
Commissioner Perry
Commissioner Fehlan
Commissioner Atkinson

Absent

Commissioner Sossaman
Commissioner Moore

Staff

Present

Planning Manager Wayne Balmer Community Development Director Tom Condit
Principal Planner Mike McCauley
Engineering Manager Jim Leubner
Community Development Assistant Moats

3. **Discussion on Ocotillo Self Storage/SP08-167** A request by Jake Munns of Synectic Design, Inc. for Site Plan, Landscape Plan and Building Elevation Plan approval for a self-storage facility. The proposal consists of a 654-unit mini-warehouse with an office and manager's quarters on a site with existing I-1 zoning. The project is located on the south side of Ocotillo Road, approximately 300 feet east of Crismon Road.

Principal Planner McCauley briefly presented the staff report.

Commissioner Perry questioned Stipulation #9 on the Staff Report regarding the requirement of an emergency secondary access easement, asking what would happen if the Town did not obtain this easement. In response, Engineering Manager Leubner distributed a drawing stating this parcel was originally part of Howe Industrial Park; a secondary access must be in place. The staff report is including this stipulation to ensure the Town receives the secondary easement, should Howe Industrial Park be put on hold again.

There was no further discussion.

ADMINISTRATIVE ITEMS

4. **Review** of next month's agenda items.

GP08-117, GP08-118, GP08-119

Planning Manager Balmer referred the Commission to the November minutes, which were included in the agenda packet, noting that all three Major General Plan Amendment cases were continued from the Town Council's December meeting to March 18, 2009, with a general discussion of the applicants' plans to be presented at the January 21, 2009 Town Council meeting.

Mr. Balmer noted there is a challenge in that the General Plan Update was approved by the voters in September, 2009; however, these three General Plan amendment applications are still going through Town Council review.

Mr. Balmer provided an update on each of the applications.

Schnepf Farms

Planning Manager Balmer updated the Commission the Schnepf Farms Conditional Use Permit request. This item was on the Town Council's December 3, 2008 agenda, and continued to the February 18, 2009 meeting. The number of days being requested by the applicant has gone from 15 to 12 days/year.

Mr. Balmer referred to an article recently published in the Arizona Republic concerning home values and quality of homes in the area. A lengthy discussion ensued on the economic climate and the housing market.

Mr. Balmer informed the Commission the February 11, 2009 Planning & Zoning Commission Meeting has been cancelled due to the fact that the two tentatively scheduled cases have been postponed by the applicants. Mr. Balmer reviewed cases scheduled for the March 11, 2009 Commission meeting:

- ***Zoning Ordinance Update*** – Principal Planner Fred Brittingham will provide a presentation on the Zoning Ordinance Update.
- ***Modification of the General Plan Transportation Element*** – Town Council has authorized staff to begin a Town-initiated minor General Plan Amendment to the Transportation and Circulation Element of the General Plan for a proposed realignment of the Signal Butte and Meridian Road corridors.
- ***Ellsworth Office Building, SP08-165*** – site plan and rezoning/adaptive re-use of building at 22043 S. Ellsworth Road for a drywall contractor office building. The rezoning application has not yet been filed.
- ***Barney 20, RZ07-099/SD07-100*** – this is a rezoning with PAD, and subdivision application for 16 lots at the northwest corner of Queen Creek and Signal Butte roads. Staff is in the process of reviewing an outstanding item on the applicant's PAD list.

Mr. Balmer informed the Commission of a meeting recently conducted between Town Staff and applicants for Adesa Auto Auctions. Mr. Balmer provided background information, stating the applicant had previously met with Town staff with an original proposed location of Meridian Road between Germann and Queen Creek roads. The newly proposed location is east of Queen Creek Station.

5. **Report** on Town Council Action
The minute of the November and December Town Council meetings were provided to Commission with their agenda packets.
6. **Communication** from members of the Commission and Staff
There was nothing to report under this item.

7. **Adjournment**

Motion: **Commissioner Atkinson**

To adjourn.

2nd: **Commissioner Perry**

The Work Study Session adjourned at 6:52 p.m.

PLANNING AND ZONING COMMISSION

Steve Ingram, Chairman

ATTEST:

Laura Moats, Community Development Assistant

I, Laura Moats, do hereby certify that, to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the January 14, 2009 Work Study of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 14th day of January, 2009

Passed and Approved this 11th day of March, 2009.