



**MINUTES OF THE REGULAR SESSION MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION**

Wednesday, October 8, 2008 7:00 P.M.

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

1. **CALL TO ORDER** The meeting was called to order at 7:00 p.m.

2. **ROLL CALL**

Present

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

Absent

Commissioner Atkinson
Commissioner Sossaman

Staff

Present

Community Development Director Condit
Planning Manager Balmer
Principal Planner Brittingham
Principal Planner McCauley
Community Development Assistant Moats

Absent

3. **PUBLIC COMMENT**

Members of the public may address the Commission on items not on the printed agenda. Please observe the time limit of three minutes. Speakers' cards are available at the door, and may be delivered to staff prior to the commencement of the meeting.

There was no public comment.

4. **Consent Agenda:** Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote. Public Hearing items are designated with an asterisk (*). Prior to consideration of the Consent Agenda, the Chairman will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Commission and/or staff may remove any item for separate consideration.

- a. Consideration and Possible Approval of September 10, 2008 Work Study and Regular Session Minutes;
- b. ***Public Hearing, Consideration and Possible Approval of CU08-081/SP08-080, ARCO AM/PM Carwash**, A request by Fred Stern and Associates for a Conditional Use Permit to add a car wash to an already approved convenience store and gas station on approximately 1.25 acres, located on Ellsworth Loop Road, north of Victoria Lane.
- c. **Consideration and Possible Action on SP08-129, Chick-Fil-A**, A request by Tyler Steele for Site Plan, Landscape Plan and Building Elevation Plan approval for a Chick-Fil-A restaurant. The proposal consists of 4,195 square feet of commercial use on a site with existing C-2 PAD zoning. The project is located in the vicinity of the southwest corner of Ellsworth Loop and Rittenhouse roads, at Pad K of Queen Creek Marketplace

Motion: **Vice-Chairman Moore**

To approve the Consent Agenda as presented.

2nd: **Vice-Chairman Trapp-Jackson**

Vote: **All ayes. Motion carried (5-0)**

ADMINISTRATIVE ITEMS (if not done during Work Study)

5. **Review** of next month's agenda items.
6. **Report** on Town Council Action
7. **Communication** from members of the Commission and Staff.

All Administrative Items were discussed during Work Study Session.

8. **ADJOURNMENT**

Motion to adjourn: **Commissioner Moore**

2nd: **Commissioner Fehlan**

Vote: **All ayes. Motion carried (5-0).**

The meeting adjourned at 7:02 P.M.

PLANNING AND ZONING COMMISSION

By: _____
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 October 8, 2008 Regular Session Meeting of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 8th day October, 2008.

Passed and Approved this 12th day of November, 2008.