



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

**Wednesday, October 8, 2008 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 Moore

**Absent**

Commissioner Atkinson  
Commissioner Sossaman

**Staff**

**Present**

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

**Absent**

3. **Discussion on CU08-081/SP08-080 ARCO AM/PM Carwash** A request 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.

The Commissioners questioned if there have been any substantial changes to the convenience store. Principal Planner McCauley responded there have been no changes to the elevation of the store.

There were no further questions from the Commission.

4. **Discussion 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.

Commissioner Perry questioned the two trellises over the drive-thru, compared to no trellis over the patio eating area. The elevations do show table umbrellas. Commissioner Perry asked if the umbrellas will be installed at the tables. Principal Planner McCauley responded, 'yes', the applicant is proposing to install umbrellas.

There were no further questions from the Commission.

**ADMINISTRATIVE ITEMS**

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

Planning Manager Balmer noted the following items scheduled on November 10<sup>th</sup> and 12<sup>th</sup>:

- GP08-117, Victoria Lund - northwest corner of Ocotillo and Ellsworth Loop roads
- GP08-118, Taylor Morrison Homes - northeast corner of Ocotillo and Hawes roads
- GP08-119, Barney Farms – northwest corner of Queen Creek and Meridian roads
- CU08-074, Schnepf Farms Conditional Use Request(continued from August)

6. **Report** on Town Council Action

Planning Manager Balmer referred the Commission to the Results included in their agenda packets. Complete sets of minutes for the August 27 and September 3 Council meetings were provided at the table.

7. **Communication** from members of the Commission and Staff

Planning Manager Balmer provided a brief update on Edgefest which took place at Schnepf Farms on September 25, 2008. Town staff has received only two complaints.

8. **Adjournment**

**Motion:**                    **Commissioner Moore**

**To adjourn.**

**2<sup>nd</sup>:**                            **Commissioner Perry**

**The Work Study Session adjourned at 6:25 p.m.**

**PLANNING AND ZONING COMMISSION**

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Steve Ingram, Chairman

ATTEST:

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Laura Moats, Community Development Assistant

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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 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 8<sup>th</sup> day of October, 2008

Passed and Approved this 12<sup>th</sup> day of November, 2008 .