



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

WHEN: WEDNESDAY, MARCH 11, 2009

WHERE: TOWN HALL COUNCIL CHAMBERS

TIME: 7:00 p.m.

1. Call to Order

2. Roll Call

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

All Commissioners were present.

- 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 were no public comments on non-agenda items.

- 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 January 14, 2008 Work Study and Regular Session Minutes;**
- b. ***Public Hearing, Consideration and Possible Approval of SP080-176/CU08-117, "Desert Horizon Nursery".** A request by Bill Stevenson for approval to extend the previously approved time limit to operate a retail plant nursery in conjunction with a wholesale plant nursery. The property is located at 19250 S. Ellsworth Road.
- c. ***Public Hearing, Consideration and Possible approval of SP08-165/RZ09-004, "Ellsworth Office Building".** A request by Ron Ravenscroft for approval of a rezoning, site plan, landscape plan and building elevations for an office use. The property is located at 22043 S. Ellsworth Road.
- d. **Consideration and Possible Approval of SP09-010, "In-N-Out Burger".** A request by Doug Couper of Greenberg Farrow, on behalf of In-N-Out Burger, for Site Plan, Landscape Plan and Building Elevation Plan approval for an In-N-Out Burger restaurant. The proposal

consists of 3,350 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 on Pad 1 in the Queen Creek Marketplace

Consent Agenda Item d. was removed from the Consent Agenda for separate consideration.

The Commission approved Items a., b., and c. of the Consent Agenda, as requested.

The Commission approved Item d., SP09-010, "In-N-Out Burger", adding the stipulation that the canopies be made with standing seam metal, red and white in color.

PUBLIC HEARINGS

5. **Public Hearing, Discussion and Possible Action on GPA09-015, Minor General Plan Amendment** to Circulation/Transportation Element of the General Plan concerning the Signal Butte and Meridian roads corridor.

The Commission continued GPA09-015 to the April 8, 2009 Planning & Zoning Commission meeting, and directed staff to present at the April meeting a more conceptual map of the proposed realignment, showing shading (not solid lines) to represent the proposed traffic route; and to include with the staff report a draft resolution, including the Planning & Zoning Commissions' concerns about the proposed arterial routes, opportunity for property owner input and public participation, and the stipulation that the Town and landowners work together to come to an agreement on the realignment.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. **Staff Presentation/Discussion on Zoning Ordinance Update** (If not finished during Work Study)

This item was completed during the Work Study.

ADMINISTRATIVE ITEMS (if not finished during Work Study)

7. **Review** of next month's agenda items.
8. **Report** on Town Council Action
9. **Communication** from members of the Commission and Staff.
10. **Adjournment**

By: _____
Laura Moats, Community Development Assistant

I, Laura Moats, do hereby certify that I caused to be posted this 5th day of March, 2009 the Agenda for the March 11, 2009 Regular Session Meeting of the Town of Queen Creek Planning and Zoning Commission, in the following places: 1) Queen Creek Town Hall, 2) Queen Creek Post Office, 3) Town Bulletin Board at Queen Creek Community Center.

DATED this 5th day of March, 2009.

Laura Moats, Community Development Assistant

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 accommodation in order to participate in the Planning and Zoning Commission meeting, should contact the Town Clerk at (480) 358-3000.