



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

WHEN: WEDNESDAY, APRIL 8, 2009

WHERE: TOWN HALL COUNCIL CHAMBERS

TIME: 7:00 p.m.

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Queen Creek Planning and Zoning Commission and to the general public that the Queen Creek Planning and Zoning Commission will hold its Regular Meeting open to the general public on **WEDNESDAY, APRIL 8, 2009 AT 7:00 P.M.** in the Town Hall Council Chambers located at 22350 South Ellsworth Road, Queen Creek, Arizona.

AGENDA

1. Call to Order

2. Roll Call

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

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

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 March 11, 2009 Work Study and Regular Session Minutes;

The Consent Agenda was approved as presented by a unanimous vote 4-0.

PUBLIC HEARINGS

- 5. Public Hearing, Discussion and Possible Action on RZ08-138/SP08-139/CU09-008, “Queen Creek RV Storage”**, A request by Keith Rayburn for rezoning from R1-43 to I-1, Site Plan, Landscape Plan, Building Elevation Plan and Conditional Use approval for an RV storage facility. The proposal consists of a 178-stall RV storage facility and leasing office on a site with existing R1-43 zoning. The project is located on the south side of Germann Road, approximately 1,600 feet east of Sossaman Road.

The Commission recommended approval of the application (Rezoning, Site Plan, Landscape Plan, Building Elevations and Conditional Use Approval) as presented. Motion carried 4-0.

- 6. 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. **Continued from March 11, 2009 Meeting.**

The Commission recommended approval of GPA09-015, Town-initiated Minor General Plan Amendment to the Circulation/Transportation Element of the General Plan, as presented by staff, with the additional recommendation to approve the conceptual realignment proposed in Alternative #3, and the additional language to the Council Resolution as follows: “Whereas, the Town recognizes the regional benefits, benefits to the Town, and benefits to the private property owners in this area, and to the maximum extent possible will work with them to find mutually beneficial partnership opportunities for funding of these transportation improvements. Such partnerships may include, but shall not be limited to, development agreements, improvement districts, community facilities districts, intergovernmental agreements and partnerships, and other creative financing tools.”

Motion carried 4-0.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

ADMINISTRATIVE ITEMS (if not finished during Work Study)

All Administrative Items were completed 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**
The meeting adjourned at 7:30 p.m.

By: _____
Laura Moats, Community Development Assistant

I, Laura Moats, do hereby certify that I caused to be posted this 2nd day of April, 2009 the Agenda for the April 8, 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 2nd day of April, 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.