



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

Wednesday, June 10, 2009 6:30 P.M.

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

1. **CALL TO ORDER** The meeting was called to order at 6:30 p.m.

2. **ROLL CALL**

Present

Chairman Ingram
Vice-Chairman Trapp-Jackson
Commissioner Sossaman
Commissioner Fehlan

Absent

Commissioner Atkinson
Commissioner Perry
Commissioner Moore

Staff

Present

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

3. **Discussion on RZ09-046, "Interstate Batteries"**, A request by Alan Biancardi of Interstate Batteries for modification to the Conditions of Approval for signs shown in Stipulations 6 and 7C of Ordinance 97-97. The proposal requests removal of the stipulations to allow for building mounted signage to be placed higher than 8 feet on the building wall. The project is located south of Ocotillo Road and Scotland Court.

Principal Planner Mike McCauley presented the staff report, stating the applicant is within the allowable square footage for signage area, and is requesting only that they be allowed to install their building mounted signage higher than 8 feet, which would require removal of prior approved stipulations. Staff is in support of the applicant's request.

4. **Discussion on appointment of Chairman and Vice-Chairman**

Chairman Ingram noted at the time he was elected Chairman, the Commission agreed officer terms would be for a period of three years. He stated the Commission will nominate and elect a new Chairman and Vice-Chairman at the Regular Session meeting.

ADMINISTRATIVE ITEMS

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

- ***General Plan Amendments:*** Planning Manager Balmer provided information on the upcoming Major General Plan Amendment *Draft* schedule. The annual deadline for applications for major General Plan Amendments is June 15, 2009. Mr. Balmer stated the applications will be introduced to the Planning Commission at its July 8, 2009 meeting.
- ***Zoning Ordinance Update:*** Principal Planner Brittingham provided brief points of interest as to how the Zoning Ordinance has been updated and revised. He stated the final draft will be in a new format. The document will be distributed to the Commission for review with the July agenda packets; however, the public hearing will be scheduled on the August Planning & Zoning Commission agenda. He advised the Commission to focus only on content and not format, as the final document will not be distributed until later. Mr. Balmer spoke briefly about the General Plan designations of Medium-High Density Residential-A (MHDR-A) and Medium-High Density Residential-B (MHDR-B), stating if the Zoning Ordinance is not presented in its entirety at the August Planning Commission Meeting, staff will process text amendments at the October Planning Commission Meeting for R1-4, R1-5, O/S, C-3 (RCC), and MU zoning classifications separate from the Zoning Ordinance making these zoning categories effective prior to the Major General Plan Amendment public hearings in November and December.
- ***Sign Ordinance Modifications:*** Planning Manager Balmer stated during the June 3, 2009 Council Meeting, Council directed staff to revise the sign ordinance to allow more temporary sign advertising. Staff is in the process of working with the Chamber of Commerce and other entities to gather input. Staff hopes to present the Sign Ordinance modifications to the Commission at its August meeting as part of the Zoning Ordinance Update, and to Council in September.
- ***Desert Foothills (hillside) Development Ordinance:*** Mr. Balmer stated staff has been working on a text amendment to the Subdivision Ordinance for hillside development standards. Council has reviewed, and is in support of, a possible amendment. Pinal County supports the concept of an amendment, and will be supportive of developing new standards.

6. **Report** on Town Council Action

Director of Community Development Tom Condit reported in the two months since the Planning & Zoning Commission last met, Council passed the Signal Butte-Meridian minor General Plan Amendment, as recommended by the Planning & Zoning Commission in April.

Mr. Balmer added that Town Council has also gone on record as supporting a proposed

alignment for the 802 Freeway, east from Meridian Road that would provide four freeway interchanges west of the CAP Canal providing access to Schnepf, Germann, Ocotillo, Bella Vista and Ironwood roads.

7. **Summary of Current Events** from members of the Commission

The Commission thanked Mr. Balmer for providing the Queen Creek Foreclosure Map, which delineates foreclosures by incorporated Town boundaries, and the Queen Creek Development map.

Discussion took place on the post office project; specifically the elevations and the fencing. Mr. Brittingham advised the Commission that, as a federal entity, the Post Office is not required to follow Town standards on its building. He state Town staff did not have ample opportunity to review elevations and there was no site plan; however, Community Development staff was able to provide suggestions for improvements to the façade and landscaping. The Post Office has implemented some of the suggestions made by the Town.

Engineering Manager Jim Leubner and Principal Planner Brittingham each thanked the Commission for their support. The last day of service to the Town of Queen Creek for each is Thursday, June 11, 2009.

8. **Adjournment**

Motion: **Chairman Trapp-Jackson**

To adjourn.

2nd: **Commissioner Sossaman**

The Work Study Session adjourned at 7:00 p.m.

PLANNING AND ZONING COMMISSION

Kathy Trapp-Jackson, 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 June 10, 2009 Work Study of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

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Dated this 11th day of June, 2009

Passed and Approved this 8th day of July, 2009.