



**MINUTES OF THE WORK STUDY MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION
Wednesday, February 10, 2010 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 Trapp-Jackson
Commissioner Ingram
Commissioner Atkinson
Commissioner Perry
Commissioner Moore arrived at 6:04 p.m.

Absent

Commissioner Reyes
Commissioner Sossaman

Staff Present

Community Development Director Condit
Doreen Cott, Economic Development Director
Planning Manager Balmer
Principal Planner McCauley
Senior Planner Williams
Marc Palichuk, Engineer

Others Present

3. **Presentation by Economic Development on Town Center Plan**

Economic Development Director Doreen Cott presented an update on the Town Center Plan, which has been under review and update by the Town Center Committee since February, 2009. The Committee is nearing completion of the update to the Town Center Plan and the Redevelopment Area Plan. Ms. Cott presented the proposed revisions, including in part the Town Center boundaries, the land use plan and mixed use definition.

Commissioner Moore questioned the increased density that would come from the potential multi-family on the Victoria parcel, stating his concern for the pressure it would put on the parks system. He also voice concerns over increasing the size of the mixed use areas in Town Center, questioning the feasibility of doing this and how the character of the Town Center would be maintained.

There were no further comments or questions from the Commission.

4. **Review of Planning Commission Policies and Procedures**

Planning Manager Balmer noted the Planning & Zoning Commissioners' Handbook had been delivered with the agenda packets. He briefly reviewed several sections of the handbook.

5. **Discussion on RZ07-099/SD07-100, “Barney 20”**

Principal Planner McCauley presented the staff report, noting this is a request for rezoning from R1-43 to R1-43 PAD, and preliminary plat approval for a 16-lot subdivision on approximately 20 acres located at the northwest corner of Queen Creek and Signal Butte roads.

In response to a question by Commissioner Ingram, Mr. McCauley stated the streets in this subdivision will be public.

There were no further questions or comments from the Commission.

ADMINISTRATIVE ITEMS

6. **Review** of next month’s agenda items.

Planning Manager Balmer reviewed the schedule for the March Planning & Zoning Commission meeting. A public hearing on the Town Center Plan Update will be conducted. The Town Center Plan update is scheduled to be acted upon by Town Council at its April Meeting.

7. **Report** on Town Council Action

The Town Council minutes from November and December were provided in the agenda binders.

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

8. **Adjournment**

Motion: Commissioner Perry

To adjourn.

Second: Commissioner Ingram

The Work Study Session adjourned at 7:02 p.m.

PLANNING AND ZONING COMMISSION

Kathy Trapp-Jackson, Chairman

ATTEST:

Laura Moats, Community Development Assistant, for Dave Williams, Senior Planner

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 February 10, 2010 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 16th day of February, 2010

Passed and Approved this 10th day of March, 2010.