



**MINUTES OF THE REGULAR SESSION MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION
Wednesday, September 08, 2010 7:00 P.M.
Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85242**

1. **CALL TO ORDER**

The meeting was called to order at 7:04 p.m. by Development Services Director Condit.

2. **ROLL CALL** (one or more members of the Commission may participate by telephone).

Present

Commissioner Steve Ingram
Commissioner Steve Sossaman
Commissioner Kyle Robinson
Commissioner Alex Matheson
Commissioner Debbie Reyes
Commissioner Jason Gad
Commissioner Ryan Nichols

Staff Present

Development Services Director Tom Condit
Community Development Manager Wayne Balmer
Principal Planner Michael McCauley
Sr. Administrative Assistant Laura Catanese

3. **Discussion and Possible Action on Election of Chairman and Vice-Chairman**

Development Services Director Tom Condit opened the meeting stating that Board needed to elect both a new Chairman and Vice Chairman and asked the Board for nominations.

Motion: **Commissioner Ingram**
 Nominate Commissioner Steve Sossaman for Chairman

2nd: **Commissioner Reyes**
Vote: **All ayes. Motion carried 7-0.**

Motion: **Chairman Sossaman**
 Nominate Commissioner Steve Ingram for Vice-Chairman

2nd: **Commissioner Robinson**
Vote: **All ayes. Motion carried 6-0.**

Chairman Sossaman then encouraged the Board to take their new positions seriously and that they would come to appreciate the effort staff makes to make their role easier. Chairman Sossaman encouraged Board members to ask questions on any matters that they need clarification on so they are able to render sound decisions, and that there is no such thing as asking a “dumb question”.

4. **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.**

5. **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 August 11, 2010 Work Study and Regular Session Minutes;**
- b. ***Public Hearing, Discussion and Possible Action on CU10-054/SP10-053, "AT&T Cell Site",** A request for approval of a Site Plan and Conditional Use Permit for a 65-foot tall monopalm wireless communication tower at the northeast corner of Queen Creek and Merrill roads.
- c. ***Public Hearing Consideration and Possible Approval of CU10-072/SP10-071, "AT&T Cell Site",** A request for approval of a Site Plan and Conditional Use Permit for a 65-foot tall wireless communication tower to be located on an existing light pole at Canyon State Academy, located at the southeast corner of Rittenhouse and Hawes roads. **This item will be continued to November 10, 2010.**

Chairman Sossaman asked Director Condit if item "C" should/could be taken off the Consent Agenda. Director Condit affirmed that item "C" could be removed from the Consent Agenda as long as a Motion (to remove) was made.

Motion: Chairman Sossaman
To remove item "C" under the Consent Agenda

Amended Motion: Vice-Chairman Ingram
Made a separate motion to:
1. To remove item "C" under the Consent Agenda
2. To approve items "A" and "B" under the Consent Agenda

2nd: Commissioner Gad
Vote: **All ayes. Motion carried 6-0.**

Motion: Commissioner Reyes
To continue item "C" under the Consent Agenda on the Nov. 10, 2010 Agenda.
2nd: Commissioner Robinson
Vote: **All ayes. Motion carried 7-0.**

ADMINISTRATIVE ITEMS

All administrative items were discussed during Work Study.

6. **Review** of next month's agenda items – The Zoning Ordinance Update is currently the only item up for review for the October 13th meeting. Chairman Sossaman asked Director Condit to please keep the Board advised on the status of the Zoning Ordinance Update and if its' not ready to be presented at the next meeting, the October 13th meeting should be cancelled. Director Condit agreed and said he would let the Board know as much in advance as possible if the Zoning Ordinance Update wasn't ready for presentation on October 13th so that the meeting could be cancelled in a timely fashion.
7. **Report** on Town Council Action – Director Condit gave a brief update on **CU10-055, Lotus Dog Training, Boarding & Rescue** that went to Council September 1st. The request was made by Sheila Iyengar for a conditional permit to allow a dog kennel/rescue operation at her home (18924 E. Chandler Heights Road). Council denied this action and the motion failed, 6-1.
8. **Communication** from members of the Commission and staff – Commissioner Gad thanked staff for their efforts with regard to the training presentation. Chairman Sossaman concurred and advised to Board to avail themselves to staff's expertise, which he has personally found to be both valuable and insightful.

Community Development Manager Balmer handed out flyers for the upcoming APA (American Planning Association) State Planning Conference, which will be held at the Phoenix Convention Center on November 3-5, 2010. Mr. Balmer encouraged the Board to attend, and that he thought the conference would provide a wonderful educational opportunity.

9. Adjournment

Motion: Chairman Sossaman
 To adjourn.
2nd: Commissioner Gad
Vote: **All ayes. Motion carried 7-0.**

The meeting adjourned at 7:18 p.m.

PLANNING AND ZONING COMMISSION

By: _____
Chairman Sossaman

ATTEST:

Laura Catanese, Sr. Administrative Assistant

I, Laura Catanese, 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 September 8, 2010 Regular Session Meeting of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 8th day of September, 2010.

Passed and Approved this day 13th day of October, 2010.