



**MINUTES OF THE WORK STUDY MEETING OF THE QUEEN CREEK  
PLANNING AND ZONING COMMISSION  
Wednesday, September 08, 2010 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 6:42 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 to think about nominations. Director Condit advised the board that it might be best to choose a board member with experience for Chairman and Vice-Chairman to get the new commission off the ground as there are three new board members. Commissioner Gad asked about the term length. Director Condit replied that Chairman and Vice-Chairman serve a one year term length.

**4. 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. The tower will allow up to six (6) antennas and have the potential for multiple locations. There will be an 8' security (decorative) wall around the tower. No public comments have been received thus far. Commissioner Gad remarked that he hasn't as yet seen this type of tower – does Queen Creek currently have any such towers in use? Yes, there is a tower at Rittenhouse and Riggs roads (Schnepf Farms). Commissioner Gad then asked if there had been any public comments when the Rittenhouse/Riggs tower was installed. To Principal Planner McCauley's knowledge, no public comments (positive or negative) were received; public meetings were held but they were poorly attended. Commissioner Sossaman remarked that the monopalm was a better option than a steel tower. Manager Balmer informed the board that the tower would be in a location that no one would readily see it as it would be located behind Barney Farms, next to an open area that might one day be a soccer field. Commissioner asked what the Town was going to charge (land lease) AT&T. Director Condit replied that the Town would be leasing the land for \$1,500/month. Director Condit stated that the Town would also gain a 10' x 15' storage shed that Parks

& Rec would use for equipment storage (i.e. batting cages). Commissioner Gad asked if there were any potential hazards associated with cell towers and if it could be a future issue should the Barneys develop any type of sports field near the tower. What effect do strong winds/storms have on these types of towers? Director Condit explained that these types of towers are designed to withstand heavy wind gusts and should prove sturdy enough to withstand the types of storms Queen Creek experiences.

5. **\*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.**

### **ADMINISTRATIVE ITEMS**

All administrative items were discussed during Work Study.

6. **Review** of next month's agenda items – Manager Balmer will create a new table to bring to the board showing what is currently under construction. Staff hopes to complete the Zoning Ordinance Update and unveil it to the board at the October 13<sup>th</sup> meeting. Director Condit will keep the board advised of its' progress. If the update is not ready to bring to the board for the October 13<sup>th</sup> meeting, than the meeting will most likely be cancelled. Commissioner Gad asked if the October 13<sup>th</sup> meeting might provide an opportunity for more training even if the Zoning Ordinance Update is not ready for presentation. Director Condit replied that no, staff did not intend to provide additional training at the October 13<sup>th</sup> meeting at this time. Community Development Manager Balmer informed the board of 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 offered to email the board members a conference flyer if any were interested in attending. Director Condit said he will ensure that all Commissioners become members of APA so that they will receive any upcoming events/training that APA offers.
7. **Report** on Town Council Action – Director Condit will give a brief update on **CU10-055, Lotus Dog Training, Boarding & Rescue** that went to Council September 1.
8. **Summary of Current Events** from members of the Commission
9. **Adjournment** - The meeting adjourned at 7:03 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 13<sup>th</sup> day of October, 2010.