



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

**WHEN: WEDNESDAY, DECEMBER 8, 2010**

**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, DECEMBER 8, 2010 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 Steve Sossaman -**absent**  
Vice-Chairman Steve Ingram  
Commissioner Jason Gad  
Commissioner Alex Matheson

Commissioner Ryan Nichols  
Commissioner Kyle Robinson  
Commissioner Debbie Reyes - **absent**

**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. Members of the Commission may not discuss, consider or act on any matter raised during public comment.

**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 November 10, 2010 Work Study and Regular Session Minutes;**

**b. \*Public Hearing, Consideration and Possible Approval of RZ10-081/SD10-082, "Emperor Estates Phase IV West"** A request by Lennar Communities Development, Inc. for approval of Preliminary Plat and Planned Area Development for a 109-lot residential subdivision located on approximately 34 acres at the northeast corner of Queen Creek and Sossaman roads.

**Item 4b was pulled from the Consent Agenda for further discussion. Item No. 4a of the Consent Agenda was approved unanimously 5-0 (Sossaman and Reyes absent).**

Discussion occurred on Item 4b. : RZ10-081/SD10-082, "Emperor Estates Phase IV West".  
The Planning Commission passed a motion 4-1 to recommend approval of the proposed request, subject to a number of stipulations. (Robinson-Nay).

**ITEMS FOR DISCUSSION**

5. **Discussion on Proposed Update to the Zoning Ordinance**, A proposal by staff, at the direction of the Town Council, to update the Zoning Ordinance to reflect changes as a response to the 2008 General Plan Update.

Principal Planner McCauley presented a proposed update to the Town's Zoning Ordinance, summarizing revisions chapter-by-chapter. This item will be presented with its companion document, the Design Standards and Procedures Manual, for public hearing at a later date.

**ADMINISTRATIVE ITEMS** (if not finished during Work Study) - All Administrative items were completed during Work Study.

6. **Review** of next month's agenda items.
7. **Report** on Town Council Action
8. **Communication** from members of the Commission and Staff.
9. **Adjournment**

BY: \_\_\_\_\_  
Laura Moats, Community Development Assistant

I, Laura Moats, do hereby certify that I caused to be posted this 2nd day of December, 2010 the Agenda for the December 8, 2010 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 Branch Library, 3) Town Bulletin Board at Queen Creek Community Center.

DATED this 2nd day of December, 2010.

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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.*