



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

WHEN: WEDNESDAY, JULY 13, 2011

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, JULY 13, 2011 AT 7:00 P.M.** in the Town Hall Council Chambers located at 22350 South Ellsworth Road, Queen Creek, Arizona.

AGENDA and MEETING RESULTS

1. Call to Order

2. Roll Call (one or more members of the Commission may participate by telephone)

Chairman Steve Sossaman

Commissioner Ryan Nichols

Vice-Chairman Steve Ingram

Commissioner Kyle Robinson

Commissioner Jason Gad

Commissioner Debbie Reyes

Commissioner Alex Matheson

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 May 11, 2011 Work Study and Regular Session Minutes;

b. DR11-031, "Highland Homes at Crismon Heights", A request by Kendall Baxley of KB Drafting and Design for Design Review approval of two additional floor plans with three elevations each in the Crismon Heights Subdivision, located at the northeast corner of Crismon and Ocotillo roads.

c. DR11-042, "Standard Pacific Homes at Charleston Estates, 1st Amendment" A request by Sue Mozer of Standard Pacific Homes for approval of one additional floor plan with three elevations to be constructed in the Charleston Estates subdivision, located at the northwest corner of Signal Butte and Ocotillo roads.

- d. ***Public Hearing, Consideration and Possible Approval of RZ10-102, “Charleston Estates”**, A request by Carol Grumley of Standard Pacific Homes to amend the existing PAD to change the existing R1-12 zoning to R1-7 zoning with an overall increase of approximately 44 residential lots. The property is located at the northwest corner of Ocotillo and Signal Butte roads.
- e. ***Public Hearing, Consideration and Possible Approval of CU11-032/SP11-033, “Sprint Collocation”**, A request by Danielle Wachter of Wireless Resources, on behalf of Hadrian Synergy and Sprint for modification of Conditional Use Permit SU01-96 to remove Condition of Approval #3 limiting the maximum number of cellular and microwave antennas for the cell tower located at 18433 E. Rittenhouse Road, zoned I-1.
- f. ***Public Hearing, Consideration and Possible Approval of RZ11-030/SP11-015, “Rock Point Church”**, A request by Craig Goldstone of Todd and Associates on behalf of Rock Point Church to amend the existing Planned Area Development (PAD) terminating their existing PAD approval in accordance with the Town’s Zoning Ordinance requirements and approving new PAD requirements and a modified Site Plan for a 24,000 square foot church on approximately 5.4 acres. The project is located near the southeast corner of Power and Cloud roads.

Motion: Commissioner Nichols, to remove Item D from the Consent Agenda for Public Hearing. **Seconded by Commissioner Matheson**. All ayes. Motion carried 4-0.

Motion: Commissioner Robinson, to approve Consent Agenda items 4a, 4b, 4c, 4e and 4f. **Seconded by Commissioner Nichols**. All ayes. Motion carried 4-0.

The Public Hearing on Item 4d. “RZ10-102, Charleston Estates PAD Amendment”, was held. Two Pinal County residents spoke in opposition to the request for 44 additional lots.

Motion: Commissioner Nichols, to approve “RZ10-102, Charleston Estates PAD Amendment”, with the Conditions of Approval as recommended by staff, and a condition stating, “All homes on lots 6-22 have a rear setback of 35-feet instead of 25-feet.” **Seconded by Commissioner Matheson**. All ayes. Motion carried 4-0.

ADMINISTRATIVE ITEMS (if not finished during Work Study)

5. **Review** of next month’s agenda items.
6. **Report** on Town Council Action
7. **Communication** from members of the Commission and Staff. *The Commission does not propose, discuss, deliberate or take action on any matter in the ‘summary’ unless the specific matter is properly noticed on the agenda.*
8. **Adjournment**

The meeting adjourned at 8:05 p.m.

BY: _____
Laura Moats, Community Development Assistant

I, Laura Moats, do hereby certify that I caused to be posted this 7th day of July, 2011 the Agenda for the July 13, 2011 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 7th day of July, 2011.

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.