



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

Wednesday, September 14, 2011 7:00 P.M.

Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85142

1. **CALL TO ORDER** The meeting was called to order at 7:15 p.m. by Chairman Sossaman.
2. **ROLL CALL** (one or more members of the Commission may participate by telephone).

Present

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

Absent

Staff

Present

Director of Development Svcs. Tom Condit
Community Dev. Manager Wayne Balmer
Engineer Marc Palichuk
Development Services Assistant Laura Moats

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. There were no public comments.
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 July 13, 2011 Work Study and Regular Session Minutes;**

- b. ***Consideration and Possible Approval of CU11-036/SP11-037 “Tierra Farms”**, A request by Rodney and Sandra Owens for approval of a Site Plan and Conditional Use Permit to operate a commercial stable on approximately 3.9 acres of residential property zoned R1-43, located at the southeast corner of Ocotillo and Sossaman roads.

Motion by Vice-Chairman Ingram, to approve the Consent Agenda as presented, Seconded by: Commissioner Gad, All ayes. Motion carried 7-0.

ADMINISTRATIVE ITEMS - All administrative items were discussed during Work Study.

5. **Review** of next month’s agenda items:
This item was completed during Work Study.
6. **Report** on Town Council Action:

Director of Development Services Condit summarized Council action taken at the following meetings, which took place July 20 through September 7, 2011:

July 20: Council is working to resolve the issue with Highland Homes concerning non-payment of taxes.

August 3:

- Council approved an extension of Queen Creek Café & Sports Lounge patio permit. This will allow a small outdoor seating and smoking area.
- Council approved Rock Point Church Rezoning with a Development Agreement for allowing a five-year payment for lot size.
- Council approved proceeding with Roots N Boots through Friends of Horseshoe Park.

August 17:

- Council approved an Intergovernmental Agreement with ADOT for \$650K for Design and construction of the Queen Creek Wash trail from Desert Mountain Park to Ellsworth Road. (Transportation Enhancement Grant through ADOT). The Town’s contribution will be approximately \$50K-\$60K.
- Council approved Charleston Estates Rezoning to add 44 residential lots. Mr. Condit noted there was lengthy Council discussion on this item.

September 7:

- Mr. Balmer presented Pinal County Comprehensive Plan Amendment – Superstition Vistas. Mr. Condit stated the Town sent a letter to be presented at Pinal County’s Board meeting on September 15. Mr. Balmer will attend this meeting.

7. **Communication** from members of the Commission and Staff

Mr. Balmer provided an update to the Commission on past Planning staff members who now work for different jurisdictions.

8. **Adjournment**

Motion: Commissioner Gad, to adjourn, seconded by Commissioner Reyes
Vote: All ayes. Motion carried 7-0.

The meeting adjourned at 7:25 p.m.

PLANNING AND ZONING COMMISSION

By: _____
Steve Sossaman, Chairman

ATTEST:

Laura Moats, Development Services Assistant

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 September 14, 2011 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 14th day of September, 2011.

These are draft minutes which have not yet been approved.

Passed and Approved this of , 2011