



# City of Apache Junction, Arizona

## Meeting Minutes Planning and Zoning Commission

Meeting location:  
City Council Chambers  
at City Hall  
300 E Superstition Blvd  
Apache Junction, AZ  
85119

apachejunctionaz.gov  
P: (480) 474-5083

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Tuesday, April 11, 2023

7:00 PM

City Council Chambers

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### 1. Call to Order

Chair Hantzsche called the meeting to order at 7:00 pm.

### 2. Pledge of Allegiance

Chair Hantzsche led the Pledge of Allegiance.

### 3. Roll Call

**Present:** 7 - Chairperson Hantzsche  
Vice Chair Gage  
Commissioner Barker  
Commissioner Begeman  
Commissioner Cantwell  
Commissioner Kalan  
Commissioner Schoenbeck

Staff present:

Joel Stern, City Attorney  
Rudy Esquivias, DS Director  
Sidney Urias, Interim Planning Manager  
Nick Leftwich, Planner

### 4. Consent Agenda

Commissioner Begeman moved to accept the agenda as presented and approve the minutes from the March 14, 2023 regular meeting. Commissioner Kalan seconded the motion.

**Yes:** 7 - Chairperson Hantzsche, Vice Chair Gage, Commissioner Barker,  
Commissioner Begeman, Commissioner Cantwell, Commissioner Kalan and  
Commissioner Schoenbeck

**No:** 0

Chair Hantzsche called for a motion.

[23-184](#) Consideration of approval of agenda.

[23-185](#) Consideration of approval of the minutes of the March 14, 2023 regular meeting.

### 5. Public Hearings

None.

### 6. Old Business

[23-183](#)

Presentation, discussion and update for Case P-23-16-AM, a proposed text amendment of Zoning Ordinance Article 1-7: Parking, Loading and Circulation Regulations regarding requirements for guest parking, electric vehicle parking, accessible parking, motorcycle, and bicycle parking.

Planner Leftwich gave a presentation on case P-23-16-AM, proposed text amendments of Zoning Ordinance Article 1-7 and asked for questions and comments from the commission.

Comments included:

- Required number of spaces.
- Requirements and costs of a Level II charger.
- Developer responsibility and EV charging stations.
- Minimal amount recommended.
- Demand issues and anticipating change.
- Opportunity to generate business by treating EV station like a vending machine.
- Trend that younger people aren't buying cars, including EV cars.
- Put conduits into rentals for the future.
- Encouraging the use of electric vehicles and incentives rather than mandates.
- How many charging stations the city currently has and their usage.
- Emerging technology and anticipating demand.
- Guest parking on the high end rather than low end.

Interim Planning Manager Urias stated we are providing a flexible minimum baseline in order to avoid being overly burdensome to the developer as they can ask for a PD amendment to the code, which we don't want either.

Director Esquivias stated incentives are probably not going to be development fees waivers.

Director Esquivias asked Chair Hantzsche if the commission would like another work session or have a public hearing. Chair Hantzsche responded that the commission would like another work session.

## **7. New Business**

None.

## **8. Information and Reports**

None.

## **9. Director's Report**

Director Esquivias mentioned that the City Council Retreat will be held on Friday, April 14, 2023 from 8:30-4:00 pm at Central Arizona College (CAC) and welcomed the commission members to attend.

Commissioner Schoenbeck asked Director Esquivias for a report on developments that are in progress, as he has concerns on projects being abandoned.

## **10. Selection of Meeting Dates, Times, Location and Purpose**

[23-186](#)

Regular meeting at 7:00 pm on Tuesday, April 25, 2023, in the city council chambers located at 300 E. Superstition Boulevard, Apache Junction.

Commissioner Barker moved that the Planning and Zoning Commission hold a regular meeting on April 25, 2023 at 7:00 pm in the city council chambers located at 300 E. Superstition Boulevard. Commissioner Schoenbeck seconded the motion.

**Yes:**                    7 -      Chairperson Hantzsche, Vice Chair Gage, Commissioner Barker,  
Commissioner Begeman, Commissioner Cantwell, Commissioner Kalan and  
Commissioner Schoenbeck

**No:**                    0

Chair Hantzsche called for a motion.

## **11. Adjournment**

Chair Hantzsche adjourned the meeting at 7:59 pm.

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Chair Dave Hantzsche