



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

Tuesday, February 27, 2024

7:00 PM

City Council Chambers

1. Call to Order

Vice Chair Barker called the meeting to order at 7:02 pm.

2. Pledge of Allegiance

Vice Chair Barker led the Pledge of Allegiance.

3. Roll Call

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

Staff present:

Joel Stern, City Attorney
Sidney Urias, Planning Manager
Kelsey Schattnik, Sr. Planner
Nicholas Leftwich, Planner
Erika Hernandez, Assoc. Planner

Chair Hantzsche and Commissioner Begeman attended the meeting telephonically.

4. Consent Agenda

Commissioner Kalan moved to accept the agenda as presented and approve the minutes from the January 23, 2024 regular meeting. Commissioner Gage seconded the motion.

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

No: 0

Vice Chair Barker called for a motion.

[24-079](#) Consideration of approval of agenda.

[24-080](#) Consideration of approval of the minutes of the January 23, 2024 regular meeting.

5. Public Hearings

[24-082](#)

Presentation, discussion, public hearing and consideration of P-23-14-AM, a proposed text amendment the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6: Supplemental Regulations, Section 1-6-3, Fences and Walls; and Article 1-8: Landscape Regulations, Section 1-8-6, Landscape Standards; and Apache Junction City Code, Volume I, Apache Junction, Arizona City Code, Chapter 9: Health and Sanitation, Article 9-1: Property Maintenance Standards, Section 9-1-2, Definitions.

Commissioner Cantwell moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of text amendment case P-23-14-AM, an amendment to the Apache Junction City Code Vol. II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6: Supplemental Regulations, Section 1-6-3: Fences and Walls, Article 1-8: Landscape Regulations, and Vol. I, Apache Junction Arizona City Code, Chapter 9: Health and Sanitation, Article 9-1: Property Maintenance Standards, and Section 9-1-2: Definitions. Commissioner Bigelow seconded the motion.

Yes: 7 - Chairperson Hantzsch, Vice Chair Barker, Commissioner Gage, Commissioner Begeman, Commissioner Cantwell, Commissioner Kalan and Commissioner Bigelow

No: 0

Sr. Planner Schattnik gave a presentation on case P-23-14-AM and asked for questions from the commission.

There were questions from the commission about solid metal materials and concertina wire.

Vice Chair Barker opened the public portion of the hearing.

Donna Carr, resident of Apache Junction, inquired as to whether the text amendment just included aesthetics and not setbacks or heights.

Vice Chair Barker closed the public portion of the hearing.

Vice Chair Barker called for a motion.

[24-085](#)

Presentation, discussion, public hearing, and consideration of case P-23-127-AM, a proposed text amendment to Article 1-17: Definitions to revise the definition of "Recreational vehicle" by expanding on the vehicle types which classify as recreational vehicles and removing those that do not, based on the approved text amendment in case P-23-15-AM regarding recreational vehicle regulations.

Commissioner Cantwell moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of text amendment case P-23-127-AM, an amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-17: Definitions, "Recreational vehicle".

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

No: 0

Assoc. Planner Hernandez gave a presentation on case P-23-127-AM and asked for questions from the commission.

There were questions from the commission about truck campers, and the storage of truck campers on lots less than 1 acre.

Vice Chair Barker opened the public portion of the hearing.

Justin Hardwell, residing at 4674 E. Roundup, inquired about stipulations on the use of the RV.

Vice Chair Barker closed the public portion of the hearing.

Vice Chair Barker called for a motion.

[24-090](#) Presentation, discussion, public hearing, and consideration of Case P-23-119-PZ, a proposed planned development rezoning requested by by Frances McGregor of Phoenix Metro Towing to rezone Parcels 102-20-014C & 102-20-014D, approximately 5 gross acres currently zoned General Rural Low Density Single-Family Detached Residential ("RS-GR") and Industrial by Planned Development ("B-5/PD") to Industrial by Planned Development ("B-5/PD") with a new planned development overlay to authorize the development an office and tow yard.

Commissioner Cantwell moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of planned development rezoning case P-23-119-PZ, a request by Frances McGregor, Phoenix Metro Towing to rezone Parcels 102-20-014C & 102-20-014D, located near the northwest corner of Baseline Avenue Boulevard and Tomahawk Road, from General Rural Low Density Single-Family Detached Residential ("RS-GR") and Industrial by Planned Development ("B-5/PD") to Industrial by Planned Development ("B-5/PD") with a new planned development overlay to authorize the development an an office and tow yard, subject to the 10 conditions of approval on record. Commissioner Kalan seconded the motion.

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

No: 0

Planner Leftwich gave a presentation on case P-23-119-PZ.

Applicant Alex Hayes of 2525 E. Arizona Biltmore Circle, discussed the background of the company, Phoenix Metro Towing, their plans for expansion, as well as the current project on Baseline. He asked for questions from the commission.

Questions from the commission included temporary/storage areas, the existing property at [sic Superstition] Apache Trail and Delaware, and concertina wire.

Vice Chair Barker opened the public portion of the hearing.

Donna Carr, resident of Apache Junction, inquired about the landscaping around the property. She stated she cares about aesthetics and was concerned about the fuel, antifreeze and oil that would end up on the ground and pollute the ground.

Vice Chair Barker closed the public portion of the hearing.

The Findings of Facts were read and discussed among the commission.

Vice Chair Barker called for a motion.

6. Old Business

None.

7. New Business

None.

8. Information and Reports

None.

9. Director's Report

None.

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

[24-081](#) Regular meeting at 7:00 pm on Tuesday, March 12, 2024, in the city council chambers located at 300 E. Superstition Blvd., Apache Junction.

Commissioner Kalan moved that the Planning and Zoning Commission hold a regular meeting on March 12, 2024 at 7:00 pm in the city council chambers located at 300 E. Superstition Boulevard. Commissioner Cantwell seconded the motion.

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

No: 0

Vice Chair Barker called for a motion.

11. Adjournment

Vice Chair Barker adjourned the meeting at 7:55 pm.

Chair Dave Hantzsche