



City of Apache Junction, Arizona

Meeting Minutes Planning and Zoning Commission

City Council Chambers at
City Hall
300 E Superstition
Boulevard
Apache Junction AZ 85119

apachejunctionaz.gov
P: (480) 474-5083

Doors are open to the public at least 15 minutes prior to the posted meeting start time.

Tuesday, October 28, 2025

7:00 PM

City Council Chambers

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: 5 - Chairperson Hantzsche
Vice Chair Barker
Commissioner Gage
Commissioner Starr
Commissioner Mykland

Absent: 1 - Commissioner Kalan

Commissioner Mykland attended the meeting telephonically.

Staff present:

Joel Stern, City Attorney
Rudy Esquivias, DS Director
Sidney Urias, DS Deputy Director
Nick Leftwich, Sr. Planner

4. Consent Agenda

Vice Chair Barker moved to accept the agenda as presented and approve the minutes of the October 14, 2025 regular meeting. Commissioner Gage seconded the motion.

Yes: 5 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Gage, Commissioner Starr and Commissioner Mykland

No: 0

Absent: 1 - Commissioner Kalan

Chair Hantzsche called for a motion.

[25-555](#) Consideration of approval of agenda.

[25-556](#) Consideration of approval of the minutes of the October 14, 2025 regular meeting.

5. Public Hearings

[25-547](#)

Presentation, discussion, public hearing and consideration of proposed Conditional Use Permit ("CUP") case P-25-38-CUP, a request by Roers Companies, represented by Greg Davis of Iplan Consulting, for the approval of a 300-unit, three-story, multi-family residential rental community on approximately 13-acres zoned City Center ("B-3") near the southeast corner of Idaho Road and the Scenic Street alignment.

Chair Hantzsche moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of the proposed Conditional Use Permit Case P-25-38-CUP, a request by Greg Davis of Iplan Consulting on behalf of Roers Companies, for a 300-unit, three-story residential rental community, located near the southeast corner of Idaho Road and Scenic Street, zoned City Center ("B-3"), subject to the 10 conditions of approval. Vice Chair Barker seconded the motion.

Yes: 4 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Gage and Commissioner Starr

No: 1 - Commissioner Mykland

Absent: 1 - Commissioner Kalan

Senior Planner Leftwich gave a presentation on proposed Conditional Use Permit (CUP) Case P-25-28-CUP and noted that the applicant would also provide a presentation and respond to questions from the Commission.

Greg Davis of Iplan Consulting, representing the developer Roers Communities, gave a presentation on the project and discussed the Low-Income Housing Tax Credit (LIHTC) program, established in 1993. He explained that the project would be funded through federal tax credits to assist with construction costs in exchange for maintaining long-term reduced rents, which are set according to HUD guidelines. Mr. Davis noted that utilities would be included in the rent and that tenant eligibility would be based on household size and income level. He added that the development would be indistinguishable from market-rate housing, as Roers Communities is known for high-quality design. He then invited questions from the Commission.

What utilities are included?

Electric, gas, sewer, water, and trash are included. Internet and cable are available as optional services for a fee.

Will rent increase as utility rates climb?

Rents are set annually and are not affected by utility rate increases. The project utilizes solar energy to help reduce costs, and while rental rates are determined by HUD, Roers will continue to cover utility expenses.

How often do tenants need to qualify?

Initial qualification is extensive, followed by an annual self-certification process to maintain eligibility.

Will a property manager live on-site?

There will not be an on-site manager; however, management staff will be hired locally.

Is the northwest entrance/exit for emergency use only?

The intent is for the entrance/exit to remain unrestricted, pending approval from ADOT.

What is the maximum building height?

The buildings will be 45 feet tall, below the 60-foot height allowance.

Are there any handicap-accessible provisions?

ADA-compliant units will be located on the ground floor.

What does "self-certify" mean, and is it verified?

There is an internal compliance process in place to review and verify tenant documentation.

Chair Hantzsche opened the public portion of the hearing.

Reese Anderson, 1744 S. Vista, spoke on behalf of Bela Flor Communities, the owner of the property located south of the project site. He stated that Roers is an excellent company and expressed appreciation for the opportunity to partner with them. He noted that Bela Flor fully supports the project.

(The next public speaker was inaudible due to microphone issues during the meeting).

Jeffrey Fitzwater Castle, 1414 E. 25th Avenue, Apt. #2, located in the county island, stated his support for the project. He noted that the buildings in his area are over 40 years old and poorly maintained, and that the roads are in disrepair with numerous potholes and cracks. He expressed appreciation for the availability of affordable housing in the community and emphasized the importance of supporting such projects. He also welcomed the inclusion of utilities and on-site solar energy. Mr. Fitzwater noted that projects like this help retain residents, contributing to a stable, year-round community, which benefits local businesses, especially during the summer months when many people otherwise leave the area.

Chair Hantzsche closed the public portion of the hearing.

Finds of Facts were read and discussed and all commissioners were in agreement.

Chair Hantzsche called for a motion.

6. Old Business

None.

7. New Business

None.

8. Information and Reports

None.

9. Director's Report

Director Esquivias congratulated Chair Hantzsche and Vice Chair Barker on their reappointments to the Planning and Zoning Commission and welcomed newly appointed Commissioner Nicholas Kelley, who was present at the meeting. Commissioner Kelley's term

will begin on November 1st.

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

[25-557](#)

Regular meeting at 7:00 pm on Tuesday, November 25, 2025 in the city council chambers located at 300 E. Superstition Boulevard.

Vice Chair Barker moved to hold a regular meeting on November 25, 2025 in the city council chambers, located at 300 E. Superstition Boulevard. Chair Hantzsche seconded the motion.

Yes: 5 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Gage, Commissioner Starr and Commissioner Mykland

No: 0

Absent: 1 - Commissioner Kalan

Chair Hantzsche called for a motion.

11. Adjournment

Chair Hantzsche adjourned the meeting at 7:41 pm.

Chair Dave Hantzsche