



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

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

Tuesday, October 8, 2024

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: 6 - Chairperson Hantzsche
Vice Chair Barker
Commissioner Begeman
Commissioner Cantwell
Commissioner Kalan
Commissioner Bigelow

Absent: 1 - Commissioner Gage

Staff present:

Joel Stern, City Attorney
Rudy Esquivias, DS Director
Sidney Urias, Planning Manager
Erika Hernandez, Assoc. Planner
Addison Kaufman, Planning Intern
Theint Ko, Planning Intern

4. Consent Agenda

Commissioner Cantwell moved to accept the agenda as presented and approve the minutes of the September 24, 2024 regular meeting. Vice Chair Barker seconded the motion.

Yes: 6 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Begeman,
Commissioner Cantwell, Commissioner Kalan and Commissioner Bigelow

No: 0

Absent: 1 - Commissioner Gage

Chair Hantzsche called for a motion.

[24-855](#) Consideration of approval of agenda.

[24-856](#) Consideration of approval of the minutes of the September 24, 2024 regular meeting.

5. Public Hearings

[24-865](#)

Presentation, discussion, public hearing and consideration of case P-24-23-PZ for a proposed rezoning of parcel 101-02-0780, located near the southwest corner of Ironwood Dr and Superstition Blvd., from the currently split zoned General Commercial (“B-1”) and Medium Density Single-Family Detached Residential (“RS-20M”) to General Commercial (“B-1”) to facilitate the construction of a 4,000 square foot construction office and a 9,600 square foot warehouse, requested by Richard Clutter of Emc2 Group Architects, representing CGP Maintenance and Construction.

Vice Chair Barker moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of case P-24-23-PZ, a rezoning request by CGP Maintenance and Construction (owner), represented by Richard Clutter with Emc2 Group Architects (applicant), for a rezoning of approximately 1.4 acres of APN 101-02-0780 from Medium Density Single-Family Detached Residential (“RS-20M”) and General Commercial (“B-1”) to General Commercial (“B-1”) to facilitate the construction of a 4,000 square foot construction office and a 9,600 square foot warehouse, subject to the conditions of approval as listed in the staff report. Commissioner Cantwell seconded the motion.

- Yes:** 6 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Begeman, Commissioner Cantwell, Commissioner Kalan and Commissioner Bigelow
- No:** 0
- Absent:** 1 - Commissioner Gage

Associate Planner Hernandez gave a presentation on case P-24-23-PZ, a proposed rezoning, and asked for questions from the commission. There were no questions from the commission.

Richard Clutter of EMC2 Group Architects, representing Jim Robinson of CGP Maintenance and Construction gave a presentation and asked for questions from the commission.

Questions from the commission included what will be stored in the warehouse, will there be any deliveries made and what type of vehicles, will there be any overnight work, how long will the project take to completion and will there be two companies at the location. Mr. Clutter answered the questions to the satisfaction of the commission which helped to clarify the operational plans for the warehouse and office space.

Chair Hantzsche opened the public portion of the hearing.

Jim Robinson, the developer and owner of the company, residing at 5156 E. Superstition stated he's been a longtime resident of Apache Junction and this project would be his corporate headquarters.

Chair Hantzsche closed the public portion of the hearing.

Chair Hantzsche called for a motion.

[24-869](#)

Presentation, discussion, public hearing, and consideration of Case P-24-83-AM, a proposed text amendment of the Apache Junction Zoning Ordinance, Section 1-6-19 Accessory Dwelling Units to modify the accessory dwelling unit zoning requirements to comply with Arizona House Bill 2720 and A.R.S Section 9-461.18.

Commissioner Cantwell moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of text amendment case P-24-83-AM, an amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6: Supplemental Regulations, Section 1-6-19: Accessory Dwelling Units. Commissioner Begeman seconded the motion.

- Yes:** 5 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Begeman, Commissioner Cantwell and Commissioner Bigelow
- No:** 1 - Commissioner Kalan
- Absent:** 1 - Commissioner Gage

Planning Intern Kaufman gave a presentation on case P-24-83-AM, a proposed text amendment, and asked for questions from the commission.

There was a question from the commission about the bill's applicability to a population of 75,000+ residents. Planning Intern Kaufman clarified that Section B of House Bill 2720 applies to any municipality, not just the 75,000+ population which is outlined in Section A.

City Attorney Stern interjected and stated that House Bill 2720 was poorly written and there was considerable debate over it.

There was a question from the commission about having more than one ADU on a property. Planning Manager Urias clarified that the total square footage allowed would be 1,000 and therefore it would not be likely there would be more than one ADU on a property.

Chair Hantzsche opened the public portion of the hearing.

Charlie Harold, residing at 1455 N. Tomahawk Rd., stated he used to live in Burbank, CA and the city allowed ADU's which created more crime and parking issues. He stated he felt compelled to speak because this is exactly what California did six years ago, and it caused a lot of problems for different reasons.

Annemarie Renkie, residing at 3015 E. 27th Ave., stated it sounded like they are bringing ideas from California to Apache Junction and said she was concerned. She stated growth should be slow and methodical and we need to be careful and have infrastructure in place and be forward thinking.

Chair Hantzsche closed the public portion of the hearing.

Vice Chair Barker clarified to the people who spoke that House Bill 2720 is a state law, and the city has no choice but to follow it. Commissioner Cantwell stated Phoenix refers to this as the "casita law" and stated it's extremely bad legislation.

Chair Hantzsche called for a motion.

- [24-870](#) Presentation, discussion, public hearing, and consideration of Case P-24-84-AM, a proposed text amendment of the Apache Junction Zoning Ordinance, Article 1-16 Administration to modify the ordinance to comply with Arizona Senate Bill 1162 and A.R.S Sections 9-462.04 and 9-462.10, relating to case processing timelines and reporting.

Commissioner Begeman moved that the Planning and Zoning Commission recommend to the

Apache Junction City Council the approval of text amendment case P-24-84-AM, an amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-16: Administration. Vice Chair Barker seconded the motion.

Yes: 6 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Begeman, Commissioner Cantwell, Commissioner Kalan and Commissioner Bigelow

No: 0

Absent: 1 - Commissioner Gage

Planning Intern Ko gave a presentation on case P-24-84-AM, a proposed text amendment, and asked for questions from the commission.

Vice Chair Barker stated she looked through Senate Bill 1162 and noticed it includes a lot of information that will be required and stated it's almost a one-person assignment. Planning Manager Urias responded and stated there are strategies on how the report will come together and will be compiling data so they can be ready to submit before the deadline.

Commissioner Cantwell inquired about the time restrictions and their potential impact on current operations. Planning Manager Urias responded that the time constraints would not affect their activities, noting that a decision must be made within 180 days; however, they are currently ahead of schedule, with applications averaging 90 days for completion.

Chair Hantzsche opened the public portion of the hearing. Having no one speak, Chair Hantzsche closed the public portion of the hearing.

Chair Hantzsche 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

[24-857](#) Regular meeting at 7:00 pm on Tuesday, October 22, 2024, in the city council chambers located at 300 E. Superstition Blvd., Apache Junction.

Commissioner Cantwell moved that the Planning and Zoning Commission hold a regular meeting on October 22, 2024 in the city council chambers located at 300 E. Superstition Boulevard. Vice Chair Barker seconded the motion.

Yes: 6 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Begeman, Commissioner Cantwell, Commissioner Kalan and Commissioner Bigelow

No: 0

Absent: 1 - Commissioner Gage

Chair Hantzsche called for a motion.

11. Adjournment

Chair Hantzsche adjourned the meeting at 7:43 pm.

Chair Dave Hantzsche