



# 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.*

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Tuesday, January 14, 2025

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 Barker  
Commissioner Gage  
Commissioner Kalan  
Commissioner Bigelow  
Commissioner Starr  
Commissioner Mykland

Staff present:

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

Vice Chair Barker and Commissioner Kalan attended the meeting telephonically.

### 4. Consent Agenda

**Commissioner Bigelow moved to accept the agenda as presented and approve the minutes of the December 10, 2024 regular meeting. Commissioner Mykland seconded the motion.**

**Yes:** 7 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Gage, Commissioner Kalan, Commissioner Bigelow, Commissioner Starr and Commissioner Mykland

**No:** 0

Chair Hantzsche called for a motion.

[25-010](#) Consideration of approval of agenda.

[25-011](#) Consideration of approval of the minutes of the December 10, 2024 regular meeting.

### 5. Public Hearings

25-013

Presentation, discussion, public hearing, and consideration of Case P-24-1-AM, a proposed text amendment of the Apache Junction Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations to modify certain Conditional Use Permit land use decision processes.

**Vice Chair Barker moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of text amendment case P-24-1-AM, an amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations. Commissioner Gage seconded the motion.**

**Yes:** 7 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Gage, Commissioner Kalan, Commissioner Bigelow, Commissioner Starr and Commissioner Mykland

**No:** 0

Planner Leftwich gave a presentation on Case P-24-1-AM and asked for questions and comments from the commission.

Comments:

I wasn't sure why we were doing this, but now I understand; some people try to get approval with just a CUP.

Isn't this code change essentially doubling the effort?

I noticed a lot of changes in the table, including some minor ones.

As a former council member, I think this is a good idea because the council is considering the broader impacts and land use more thoroughly.

I understand that bigger decisions require rezoning.

Which case brought this issue to light?

How do other cities deal with this. The city council will eventually get overwhelmed.

Other municipalities, such as Tucson and Marana, their city council doesn't even look at rezonings.

City Attorney Stern mentioned that some of the council members had a concern that they should have the final decision on major items, rather than the Planning and Zoning Commission. However, this is not a reflection of any issues with the Commission's work, as they still value receiving recommendations from the Planning and Zoning Commission.

Planner Leftwich explained that Footnote 9 had been added to the table for Art. 1-5, based on the evaluated criteria. He mentioned that one of the minor adjustments was to permit motorcycle sales in the same manner as vehicle sales. He also noted that some cities grant greater authority to Planning and Zoning Commissions.

Planner Leftwich mentioned that they used the City of Mesa as a model for developing this process. He added that he previously had a table comparing CUP processes from other cities. For instance, Chandler has granted more authority to its Planning and Zoning Commission.

City Attorney Stern explained that some of those cities are charter cities with their own constitutions, and their charters may require the council to handle their own CUP approvals.

Planner Leftwich pointed out that while this code change wasn't tied to a specific case, the issue of multifamily residences (MFRs) in commercial zones appeared to be a sensitive topic.

Chair Hantzsche opened the public portion of the hearing.

Eugene Despain, the property owner at 597 E. Old West Hwy. and resident at 10064 E. Satellite Dr., Mesa, inquired about the potential for apartments along Old West Hwy. He mentioned that he owns two parcels of land with 1,000 feet of frontage and asked what the best use of that land would be.

Chair Hantzsche mentioned that the commission could not answer questions during the public hearing.

Chair Hantzsche closed the public portion of the hearing.

Chair Hantzsche asked for discussion from the commission. Having none, 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 stated we are not slowing down; there were 2200 permits processed in the last fiscal year.

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

[25-012](#) Regular meeting at 7:00 pm on Tuesday, January 28, 2025, in the city council chambers located at 300 E. Superstition Blvd., Apache Junction.

**Commissioner Bigelow moved to hold a regular meeting on January 28, 2025 at 7:00 pm in the council chambers, located at 300 E. Superstition Boulevard. Vice Chair Barker seconded the motion.**

**Yes:** 7 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Gage, Commissioner Kalan, Commissioner Bigelow, Commissioner Starr and Commissioner Mykland

**No:** 0

Chair Hantzsche called for a motion.

**11. Adjournment**

**Chair Hantzsche adjourned the meeting at 7:36 pm.**

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**Chair Dave Hantzsche**