



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 22, 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: 7 - Chairperson Hantzsche
Vice Chair Barker
Commissioner Gage
Commissioner Begeman
Commissioner Cantwell
Commissioner Kalan
Commissioner Bigelow

Staff present:

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

4. Consent Agenda

Commissioner Bigelow moved to accept the agenda as presented and approve the minutes of the October 8, 2024 regular meeting. Vice Chair Barker seconded the motion.

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

No: 0

Chair Hantzsche called for a motion.

[24-882](#) Consideration of approval of agenda.

[24-883](#) Consideration of approval of the minutes of the October 8, 2024 regular meeting.

5. Public Hearings

[24-885](#)

Presentation, discussion, public hearing and consideration of case P-23-112-PZ, a proposed rezoning of 991 E. Old West Highway, parcel 102-03-136A, requested by Greg Loper on behalf of Storbakken & Sons Construction Inc., to rezone the property from General Commercial (“B-1”) to Industrial (“B-5”) to allow for the continued use of a construction business comprising a contractor’s office, shop and indoor/outdoor storage with construction truck parking.

Vice Chair Barker moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of case P-23-112-PZ, a rezoning request by SM Holdings LLC / Storbakken & Sons Construction Inc. (owner/operator), represented by Greg Loper (applicant), for a rezoning of approximately 1.6 acres at 991 E. Old West Highway, APN 102-03-136A from General Commercial (“B-1”) to Industrial (“B-5”) to approve the use of use of a construction business comprising a contractor’s office, shop and indoor/outdoor storage with construction truck parking, subject to the conditions listed in this memo. 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

Planner Leftwich gave a presentation on case P-23-112-PZ, a proposed rezoning at 991 E. Old West Hwy., and asked for questions from the commission.

A question was asked about the previous owner of the property and how their activities compared to those of the current owner. Planner Leftwich replied it was something similar.

A question was asked if this could have been done with a Conditional Use Permit (CUP). Planner Leftwich replied not in this particular case.

Greg Loper, the applicant of 22575 W. Mojave St., Buckeye, appeared on behalf of Storbakken & Sons Construction and briefly discussed the project and asked for questions from the commission.

A comment was made about the property to the east and if the residents knew about the rezoning as there was a concern about the trucks against residential property, and asked about the yard closing time. Applicant Loper stated the residents know or will be made aware, and the yard closes at dusk.

A question was asked about the type of work being done and the equipment used.

Applicant Loper stated it’s a grading operation with bottom dump trucks, and there are no graders or excavators on site, it’s mainly used as a truck storage yard with maintenance done on site.

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

Director Esquivias thanked Commissioners Begeman and Cantwell for their years of service to the city, since tonight was their last meeting with the Planning and Zoning Commission, and stated next month two new commissions will be joining the group.

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

[24-884](#) Regular meeting at 7:00 pm on Tuesday, November 12, 2024, in the city council chambers located at 300 E. Superstition Blvd., Apache Junction.

Commissioner Bigelow moved that the Planning and Zoning Commission hold a regular meeting on November 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

Chair Hantzsche called for a motion.

11. Adjournment

Chair Hantzsche adjourned the meeting at 7:20 pm.

Chair Dave Hantzsche