



City of Apache Junction, Arizona

Special Meeting Minutes Planning and Zoning Commission

Superstition Fire & Medical
District
Admin Bldg. Board Room
565 N Idaho Road
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, June 10, 2025

7:00 PM

Superstition Fire and Medical District Board Room

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 Kalan
Commissioner Bigelow
Commissioner Starr
Commissioner Mykland

Absent: 1 - Commissioner Gage

Commissioner Kalan attended the meeting virtually.

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 May 27, 2025 regular meeting. Commissioner Mykland seconded the motion.

Present: 6 - Chairperson Hantzsche
Vice Chair Barker
Commissioner Kalan
Commissioner Bigelow
Commissioner Starr
Commissioner Mykland

Absent: 1 - Commissioner Gage

Chair Hantzsche called for a motion.

[25-271](#) Consideration of approval of agenda.

[25-272](#)

Consideration of approval of the minutes of the May 27, 2025 regular meeting.

5. Public Hearings

[25-301](#)

Presentation, discussion, and public hearing of Major General Plan Amendment Case P-25-10-GPA, a request by Sundt Construction, represented by Brennan Ray of Ray Law Firm to amend the General Plan Land Use Map for Parcels 102-20-008A & 102-20-008C, located near the northwest corner of Cactus Road & Auto Center Drive, from Commercial to Light Industrial/Business Park and Industrial.

[25-302](#)

Presentation, discussion, and public hearing of Rezoning by Planned Development Case P-25-11-PZ, a request by Sundt Construction, represented by Brennan Ray of Ray Law Firm to rezone Parcels 102-20-008A & 102-20-008C from General Rural Low Density Single-Family Detached Residential ("RS-GR") to Industrial by Planned Development ("B-5/PD").

Senior Planner Leftwich presented Cases P-25-10-GPA and P-25-11-PZ.

Brennan Ray, attorney with the Ray Law Firm located at 2325 E. Camelback Road and representing the applicant Sundt - Industrial Development, provided background on the company, gave a presentation, and invited questions from the Commission.

A question was raised about the wash running through the parcel and where the water would ultimately flow. Mr. Ray explained that, as required by State law, all water entering the property will be retained. It will flow through culverts beneath the drive and continue along its historical path. He clarified that water will not pool at the Auto Center and that appropriate improvements are being made to the site. He added that any future development would address channelization of water as needed.

A question was raised regarding the anticipated number of employees. Mr. Ray responded that 50 to 100 people are expected to be employed during the initial phase.

The Commission also asked about the expected timeline for build-out. Mr. Ray indicated that the first phase would include approximately five months for plan review and around one year for construction.

A question was asked regarding the exterior features of the building. It was noted that there is a dock door, along with another dock door designed for vehicles to pull through and unload supplies, creating a pass-through lane. The applicant stated that necessary improvements related to the development will be made.

A question was also raised about the condition of the streets along Auto Drive and Tomahawk, which were described as dilapidated. Deputy Director Urias responded that the right-of-way falls under the jurisdiction of the Public Works Department, and any plans for improvements would come through that department.

Chair Hantzsch opened the public portion of the hearing; no members of the public wished to speak, and Chair Hantzsch closed the public portion of the hearing.

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

[25-274](#)

Regular meeting at 7:00 pm on Tuesday, June 24, 2025 in the city council chambers located at 300 E. Superstition Boulevard.

Commissioner Bigelow moved to hold a regular meeting on June 24, 2025 at 7:00 pm 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 Kalan, Commissioner Bigelow, Commissioner Starr and Commissioner Mykland

No: 0

Absent: 1 - Commissioner Gage

Chair Hantzsche called for a motion.

11. Adjournment

Chair Hantzsche adjourned the meeting at 7:26 pm.

Chair Dave Hantzsche