



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, August 26, 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: 6 - Chairperson Hantzsche
 Vice Chair Barker
 Commissioner Gage
 Commissioner Kalan
 Commissioner Starr
 Commissioner Mykland

Commissioner Kalan 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 Baker moved to accept the agenda as presented, and approve the minutes of the July 22, 2025 regular meeting. Commissioner Mykland seconded the motion.

Yes: 6 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Gage, Commissioner Kalan, Commissioner Starr and Commissioner Mykland

No: 0

Chair Hantzsche called for a motion.

[25-397](#) Consideration of approval of agenda.

[25-398](#) Consideration of approval of the minutes of the July 22, 2025 regular meeting.

5. Public Hearings

25-428

Presentation, discussion, public hearing and consideration of Rezoning by Planned Development Case P-24-114-PZ, a request by Hermelinda Pando of Hermelinda Properties LLC to rezone 282 N. Palo Verde Drive, Parcel 101-02-0050, from Medium Density Single-Family Detached Residential ("RS-10M") to High Density Multiple-Family Residential by Planned Development ("RM-1/PD") and a Minor General Plan Amendment from Medium Density Residential to High Density Residential.

Vice Chair Barker moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of case P-24-114-PZ, a rezoning request by Hermelinda Pando of Hermelinda Properties LLC to rezone 282 N. Palo Verde Drive, Parcel 101-02-0050, approximately .62 net acres, from Medium Density Single-Family Detached Residential (RS-10M) to High Density Multiple-Family Residential by Planned Development (RM-1/PD) and approve a minor general plan amendment from Medium Density Residential to High Density Residential, subject to the five conditions of approval in the staff report as of this date. Commissioner Mykland seconded the motion.

Yes: 6 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Gage, Commissioner Kalan, Commissioner Starr and Commissioner Mykland

No: 0

Sr. Planner Leftwich gave a presentation on case P-24-114-PZ, a rezoning request of 282 N. Palo Verde Drive, and a Minor General Plan Amendment from Medium Density Residential to High Density Residential, and asked for questions from the commission.

Commissioners' questions included parking availability, potential exterior upgrades (elevation enhancements) and consistency in design, concerns regarding reduced setbacks, whether the property will use septic or sewer, and the location of the property entrance.

Deputy Director Urias explained that developers may request a setback deviation with supporting rationale; however, approval of such requests is up to the City Council.

A question was raised regarding the building's legal non-conforming status. Sr. Planner Leftwich clarified that approval of the request by the Commission would grant the buildings legal conforming status.

The applicant, Gisele Ortega representing Hermelinda Properties LLC, invited questions from the commission. Commissioners inquired about plans to ensure the existing buildings match the new structures. Ms. Ortega stated they would be refreshed with paint to match. A question was also raised regarding sewer or septic connection, and Deputy Director Urias confirmed the buildings will connect to the existing sewer line and that the facades will be consistent.

Chair Hantzsche opened the public portion of the hearing.

Susan McCord with Desert Chapel United Methodist Church, inquired about the 8-foot wall, specifically whether it would surround the entire property or be limited to the south and west sides.

Chair Hantzsche stated they are not allowed to answer questions during the public portion of the hearing.

Chair Hantzsche closed the public portion of the hearing.

The Commission asked about the 8-foot wall around the property and the distance of the buildings to the wall. Sr. Planner Leftwich explained that the wall will be extended along the north side in response to privacy concerns, and that a concession was made to address those concerns. He stated the buildings are 5' from the wall.

The commission read and discussed Findings of Facts for the Rezoning and Minor General Plan Amendment. All 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 reported that Development Services was in the process of hiring a Planning Intern, Building Inspector and Code Compliance Officer to address staffing needs following recent resignations.

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

[25-399](#) Regular meeting at 7:00 pm on Tuesday, September 9, 2025 in the city council chambers located at 300 E. Superstition Boulevard.

Vice Chair Barker moved to hold a regular meeting on September 9, 2025 in the city council chambers located at 300 E. Superstition Boulevard. Commissioner Mykland seconded the motion.

Yes: 6 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Gage, Commissioner Kalan, Commissioner Starr and Commissioner Mykland

No: 0

Chair Hantzsche called for a motion.

11. Adjournment

Chair Hantzsche adjourned the meeting at 7:39 pm.

Chair Dave Hantzsche