



City of Apache Junction, Arizona

Agenda

Planning and Zoning Commission

Meeting location:

City Council Chambers
at City Hall
300 E Superstition Blvd
Apache Junction, AZ
85119

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Theresa Nesser, Chair
Peter Heck, Vice Chair
Michael Frank, Commissioner
Willie Howard, Commissioner
Steve Kridler, Commissioner
Michael McGraw, Commissioner
Robert Schroeder, Commissioner

Tuesday, July 24, 2018

7:00 PM

City Council Chambers

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Consent Agenda

The following non-controversial items have been grouped together for action by one unanimous vote as a time-saving device. Any Commissioner may remove an item from the Consent Agenda for discussion and separate action.

[18-334](#)

Consideration of approval of agenda.

[18-335](#)

Consideration of approval of regular meeting minutes of July 10, 2018.

Attachments: [PZ Meeting Minutes 07102018](#)

5. Public Hearings

The following items are public hearings where members of the public are given the opportunity to speak. Once recognized by the Chairman, please come to the podium microphone and give your name and address. There is a five-minute time limit per speaker.

[18-336](#)

Presentation, discussion, public hearing and consideration of case CUP-3-18, a request by Palo Verde Plaza LLC (property owner) and Svaccha LLC (applicant), represented by Adam Baugh of Withey Morris PLC, for a conditional use permit amendment for an approved non-profit medical marijuana dispensary, located on a B-2 (Old West Commercial)-zoned property at 1985 W. Apache Trail, Suite #4; requesting to inform the city of new ownership and management entities for the dispensary, to request a 6-month time extension to improve the building and open the dispensary, and to increase the floor area of the proposed dispensary by another 190 square feet. (This item was continued from the P&Z Commission meeting of July 10, 2018.)

Attachments: [CUP-3-18 continuance memo & letter](#)
[CUP-3-18 PZ rep w attach](#)

6. Old Business**7. New Business**

The Commission shall consider any business not yet considered. Arizona Open Meeting Law prohibits public comments at this time.

[18-326](#)

Presentation and discussion on city sign regulations and the use of conditional use permits (CUP) for modifications from the code per Apache Junction City Code, Chapter 1: Zoning Ordinance, § 1-11-15 Modifications and Appeals and recent CUP cases for the former Fry's shopping center and New Haven RV Park.

Attachments: [Mesa Planning Cases](#)

8. Information and Reports

The Chair at this time may announce information regarding activities involving Planning and Zoning matters, such as, but not limited to attendance of Commission Members at community meetings or events, seminars or conferences, or upcoming events or conferences.

9. Director's Report

The Development Services Director, members of City staff or those individuals designated by the Manager, may present information pertinent to items under consideration or information related to the operation of the City.

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

Hold a Regular Meeting on August 14, 2018, at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.

11. Adjournment

Copies of this agenda and additional information regarding any of the items listed above may be reviewed from 7:00 a.m. to 6:00 p.m., Monday through Thursday, except holidays, at the Department of Development Services, Planning Division, City Hall Complex, 300 East Superstition Boulevard, Apache Junction, Arizona, 85119-2889, telephone number is (480)474-5083.

The City of Apache Junction invites and welcomes people of all abilities to use our programs, sites and facilities. Specific requests may be made by contacting the Human Resources Office at (480) 474-2617 or TDD (480) 983-0095.