



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, July 22, 2025

7:00 PM

City Council Chambers

1. Call to Order

Chair Hantzsche called the meeting to order at 7:03 pm.

2. Pledge of Allegiance

Chair Hantzsche led the Pledge of Allegiance.

3. Roll Call

Present: 5 - Chairperson Hantzsche
Vice Chair Barker
Commissioner Gage
Commissioner Kalan
Commissioner Mykland

Absent: 1 - Commissioner Starr

Commissioners Kalan, Gage and Mykland attended the meeting telephonically.

Staff present:

Joel Stern, City Attorney
Rudy Esquivias, DS Director
Sidney Urias, DS Deputy Director
Erika Hernandez, Planner

4. Consent Agenda

Vice Chair Barker moved to accept the agenda as presented and approve the minutes of the June 24, 2025 regular meeting. Chair Hantzsche seconded the motion.

Yes: 5 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Gage, Commissioner Kalan and Commissioner Mykland

No: 0

Absent: 1 - Commissioner Starr

Chair Hantzsche called for a motion.

[25-361](#) Consideration of approval of agenda.

[25-362](#)

Consideration of approval of the minutes of the June 24, 2025 regular meeting.

5. Public Hearings

[25-377](#)

Presentation, discussion, public hearing, and consideration of case P-25-4-PZ for a proposed rezoning of parcel 101-19-0220, 101-19-023B and 101-19-023C, located at the northwest corner of Winchester Road and Junction Street, from City Center ("B-3") and General Rural Low Density Single-Family Detached Residential ("RS-GR") to High Density Multiple-Family Residential by Planned Development ("RM-2/PD") to facilitate a lot combination and the construction of a two-story 100-unit multi-family rental development, requested by Reese Anderson with Pew and Lake, representing Skyline QOZB LLC.

Vice Chair Barker moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of case P-25-4-PZ, a rezoning request by Skyline QOZB LLC (owner), represented Reese Anderson with Pew and Lake (applicant), of approximately 9.4 acres of APN 101-19-0220, 101-19-023B, and 101-19-023C from City Center ("B-3") and General Rural Low Density Single-Family Detached Residential ("RS-GR") to High Density Multiple-Family Residential by Planned Development ("RM-2/PD") to facilitate a lot combination and the construction of a two-story 100-unit multi-family rental development, subject to the conditions of approval in the updated staff report. Chair Hantzsche seconded the motion.

Yes: 4 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Gage and Commissioner Mykland

No: 1 - Commissioner Kalan

Absent: 1 - Commissioner Starr

Planner Hernandez gave a presentation of case P-25-4-PZ, a request for the proposed rezoning of parcels 101-19-0220, 101-19-023B, and 101-19-023C, located at the northwest corner of Winchester Road and Junction Street.

Reece Anderson of Pew & Lake, located at 1744 S. Val Vista Dr., Suite 217, Mesa, appeared on behalf of the property owner, Hudd Hassell, President of Bela Flor Communities, who was also present. Mr. Anderson stated that his presentation aligned with that of Planner Hernandez, and he preferred to focus on addressing questions. He expressed support for the revised Condition #4 and invited questions from the commission.

Commissioner Gage commented that the proposed rezoning appears to be a good match for the General Plan.

Commissioner Kalan asked whether there was a possibility of converting the apartments into condominiums or townhomes for purchase. Mr. Anderson replied that while that could be considered in the future, the current plan is for rental units.

Chair Hantzsche opened the public hearing for Case P-25-4-PZ.

Deborah Stone, a resident of 2137 S. Tomahawk Road, expressed concerns about the increasing development in the city. She stated she moved to the area to escape urban environments and felt the growth was negatively impacting residents who value the desert and equestrian lifestyle. She voiced concerns about increasing traffic and stated she feels her voice

is not being heard.

Howard Stone, also of 2137 S. Tomahawk Road and a 35-year resident of Apache Junction, echoed those concerns. He noted that many of the features that originally drew him to the community have disappeared. He raised issues related to the pace of development and potential water resource challenges. He emphasized that many residents moved to Apache Junction for its rural character and not to see it resemble cities like Tempe, Gilbert, or Phoenix.

Chair Hantzsche closed the public comment portion of the hearing.

Vice Chair Barker shared that she has lived in Apache Junction for over 50 years and views the city's growth as both sad and wonderful. She noted that while growth cannot be stopped, it can be guided to benefit the future of the community. She stated the proposed development is a good fit for the area and does not detract from its surroundings. She added that affordable housing options like apartments are needed in the city.

Commissioner Kalan emphasized the importance of being selective about future development to preserve the unique and historic rural character of Apache Junction.

Chair Hantzsche acknowledged that while he may not personally favor every aspect of the city's developments, the proposal aligns with the city's vision for the downtown area and with voter intent. He noted that the development would increase walkability and bring more residents close to downtown amenities. He stressed that while such projects aren't suitable for every part of the city, he feels this development fits with the area.

Chair Hantzsche called for a motion.

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

[25-363](#)

Regular meeting at 7:00 pm on Tuesday, August 12, 2025 in the city council chambers located at 300 E. Superstition Boulevard.

Vice Chair Barker moved to hold a regular meeting on August 12, 2025 in the city council chamber located at 300 E. Superstition Boulevard. Chair Hantzsche seconded the motion.

Yes: 5 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Gage, Commissioner Kalan and Commissioner Mykland

No: 0

Absent: 1 - Commissioner Starr

Chair Hantzsche called for a motion.

11. Adjournment

Chair Hantzsche adjourned the meeting at 7:32 pm.

Chair Dave Hantzsche