



City of Apache Junction, Arizona

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, May 27, 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

Absent: 1 - Commissioner Bigelow

Commissioner Kalan attended the meeting telephonically.

Staff present:

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

4. Consent Agenda

Vice Chair Barker moved to accept the agenda as presented and approve the minutes of the May 13, 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

Absent: 1 - Commissioner Bigelow

Chair Hantzsche called for a motion.

[25-246](#) Consideration of approval of agenda.

[25-247](#) Consideration of approval of the minutes of the May 13, 2025 regular meeting.

5. Public Hearings

25-257

Presentation, discussion, public hearing, and consideration of Resolution No. 25-18, approving Conditional Use Permit Case P-24-106-CUP, a request by Timothy Booth with Gold Medal Landscape Management, for an outdoor storage yard located within the Baseline Industrial Park on Lots 14 and 15 (also known as parcels 102-56-0140 and 102-56-0150), currently zoned B-5 (Industrial).

Vice Chair Barker moved that the planning and zoning commission approve CUP Case P24-106-CUP, a request by Timothy Booth of Gold Medal Landscape Management, for an outdoor storage yard located within the Baseline Industrial Park on Lots 14 and 15, subject to the four conditions of approval. Commissioner Gage seconded the motion.

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

No: 0

Absent: 1 - Commissioner Bigelow

Planner Hernandez presented Case P-24-106-CUP, which involves the development of an outdoor storage yard with no buildings proposed at this time.

Timothy Booth, owner of Gold Medal Landscape Management, also spoke about the case and invited questions from the commission.

Commission members inquired about the lighting planned for the storage yard, specifically whether it would comply with Dark Sky standards. Mr. Booth confirmed that eight Dark Sky-compliant light poles would be installed, all meeting the required height standards.

When asked whether any buildings were planned for the site, Mr. Booth clarified that no buildings would be constructed.

Chair Hantzsche opened the public portion of the hearing. Having no one speak, Chair Hantzsche closed the public portion of the hearing.

The commission reviewed and discussed the Findings of Fact, with all members 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 noted that Commissioner Gage requested a summary of guest parking regulations in relation to the Wolff project, as well as an update on the effectiveness of traffic reports. The City Engineer is scheduled to present this information at the Planning and Zoning Commission meeting on June 24th.

10. Selection of Meeting Dates, Times, Location and Purpose**25-248**

Regular meeting at 7:00 pm on Tuesday, June 10, 2025 in the board room of the Superstition Fire and Medical District, located at 565 N. Idaho Rd.

Vice Chair Barker moved to hold a special meeting on June 10, 2025 in the board room of the Superstition Fire and Medical District, located at 565 N. Idaho Road. Commissioner Gage seconded the motion.

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

No: 0

Absent: 1 - Commissioner Bigelow

Chair Hantzsche called for a motion.

11. Adjournment

Chair Hantzsche adjourned the meeting at 7:14 pm.

Chair Dave Hantzsche