



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, May 12, 2026

7:00 PM

City Council Chambers

1. Call to Order

Chair Hantzsche called the meeting to order at 7:00pm.

2. Pledge of Allegiance

Chair Hantzsche led the Pledge of Allegiance.

3. Roll Call

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

Absent: 1 - Commissioner Gage

Commissioner Kalan attended the meeting telephonically.

Staff present:

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

4. Consent Agenda

Vice Chair Barker moved to accept the agenda as presented, and approve the minutes of the April 28, 2026 regular meeting. Commissioner Mykland seconded the motion.

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

No: 0

Absent: 1 - Commissioner Gage

Chair Hantzsche called for a motion.

[26-245](#) Consideration of approval of agenda.

[26-246](#) Consideration of approval of the minutes of the April 28, 2026 regular meeting.

5. Public Hearings

[26-241](#) Presentation, discussion, public hearing, and consideration of case P-26-6-PZ, a request by Kimberly Bergman for a Rezoning of 275 S. Cactus Road, an approximately 1.25 gross acre parcel from Medium Density Single-Family Detached Residential ("RS-10M") to General Rural Low Density Single-Family Detached Residential ("RS-GR").

Vice Chair Barker moved that the Planning and Zoning commission recommend to the Apache Junction City Council the approval of the proposed rezoning of case P-26-6-PZ, rezoning of approximately 1.25 gross acre parcel located at 275 S. Cactus Road zoned Medium Density Single-Family Detached Residential ("RS-10M") to General Rural Low Density Single-Family Detached Residential ("RS-GR:).

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

No: 0

Absent: 1 - Commissioner Gage

Associate Planner Hudson presents the facts for case P-26-6-PZ:

P-26-6-PZ is a proposed rezoning of an approximately 1.25 gross acre parcel located at 275 South Cactus Road from RS-10M to RS-GR. The parcel is currently zoned RS-10M. It is surrounded to the north and south by RS-10M properties as well as some RV and mobile home parks. To the east is Weaver's Needle RV Park, zoned RVP. To the west are more RS10M properties as well as RS-GR zoned parcels.

Commissioners questions and concerns included:

- The folks objecting to this mention forklifts, mixers, employee traffic, and other types of business operations.
- What kind of storage unit is in the rear of the property?
- According to an email, people were worried that by going to the RS-GR that they could have unlimited horses on that property.
- There was a condition of no commercial in the proposal, but the motion does not reflect that.
- What's the current rules on putting a conex on a property?

The applicant, Kimberly Bergman takes the stand. In summary:

- Kimberly Bergman & Eric Bergman, (husband & wife), and Hannah Bergman, (daughter), are co-owners of the property. They have not really been using the property in the past months until the last couple of days. They agree with the conditions that were placed on the property. They cannot currently use the property for anything at this point, as they would need to be permitted. The way it is zoned with the mobile home and two existing sheds nothing can be put on the property without tearing out the two sheds, and even a garage is limited. They just want to be able to utilize the property more efficiently for personal use.

- The property will not be used for commercial use. Her husband is a contractor, so occasionally there are vehicles there, but they do not buy or sell anything, there are no employees, and do not conduct business or have customers there. There is a residence on the property, it is occupied, but they live someplace else.
- The forklift is used periodically to move something, and does not have any other equipment.
- Have always been in compliance with the noise ordinance, never had anyone complain, and want to be good neighbors. When there, trucks are turned off, they pick something up, and then leave.
- A conex container is located to the back of the property, and will apply for the permit, provided it was rezoned.

Deputy Director Urias:

- No, there is no max limit for horses.
- The condition to the rezoning was drafted just prior to the meeting, as we just received a letter from Mr. Harshman. The condition is consistent with not allowing businesses to be located on a residential property. This is just to formally reiterate, as a new condition of approval. We spoke with Ms. Bergman and she accepts the condition. We do have home based businesses, but they're very different in nature.
- One cargo container is allowed on a property, and it must be permitted.

Director Esquivias:

- If you have a minimum of an acre and a quarter gross, you can have all the horses you want for your own family's use and enjoyment, not boarding other people's horses. A minimum of 2.5 acres is required for commercial horse boarding.

Commissioners agree that the condition may be redundant and does not need to be part of the rezoning.

Chairman Hantzsche opens to the public.**Paul Abrahamson takes the stand:**

- Paul Abrahamson states his father owns 303 South Cactus, right across the street from the rezoning property and they have no issues with the proposal or the people requesting the rezoning. The people complaining are nuisance neighbors and have repeatedly requested neighbors to join their numerous complaints.

Marissa Wimprey takes the stand:

- Marissa Wimprey resides at 243 S. Cactus, adjacent to them on the north side.
- Supports the rezoning, does not oppose whatever they want to do, however if there are additional structures placed on the property, she requests a 6 to 8ft fence in between their lots.

Chairman Hantzsche closes the public section of the meeting.

6. Old Business

None.

7. New Business

None.

8. Information and Reports

None.

9. Director's Report

None. Other than Deputy Director Urias complimented Associate Planner Meyer on his first presentation to the Commission.

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

[26-247](#)

Regular meeting at 7:00 pm on Tuesday, May 26, 2026 in the City Council Chambers located at 300 E. Superstition Boulevard.

This Meeting Dates/Times/Locations was approved.

11. Adjournment

Chair Hantzsche adjourned the meeting at 7:31 pm.

Dave Hantzsche, Chair

Rudy Esquivias, Director