



City of Apache Junction, Arizona

Meeting Minutes Planning and Zoning Commission

Meeting location:
City Council Chambers
at City Hall
300 E Superstition Blvd
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 13, 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 Bigelow
Commissioner Starr
Commissioner Mykland

Absent: 1 - Commissioner Kalan

Commissioner Gage 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 Barker moved to accept the agenda as presented and approve the minutes of the April 8, 2025 regular meeting. Commissioner Bigelow seconded the motion.

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

No: 0

Absent: 1 - Commissioner Kalan

Chair Hantzsche called for a motion.

[25-207](#) Consideration of approval of agenda.

[25-208](#) Consideration of approval of the minutes of the April 8, 2025 regular meeting.

5. Public Hearings

25-242

Presentation, discussion, public hearing and consideration of Resolution P-24-87-CUP, a proposed resolution to approve the Conditional Use Permit Case No. P-24-87-CUP, for Scott Vargas of Border Health, Inc. represented by Justin Brandt of Bianchi Brandt, to continue the use of an existing marijuana cultivation and infusion kitchen facility under new ownership.

Vice Chair Barker moved that the Planning and Zoning Commission approve case P-24-87-CUP, a request by Scott Vargas of Border Health, Inc. and Cortex Holdings LLC, represented by Justin Brandt of Bianchi and Brandt, requesting a Conditional Use Permit Amendment to continue the use of an existing marijuana cultivation and infusion kitchen under new ownership at 1575 E. 18th Avenue, located on the southwest corner of S. Tomahawk Road and E. 18th Avenue, zoned Industrial (B-5), subject to the 20 conditions which are listed in the staff report. Commissioner Mykland seconded the motion.

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

No: 0

Absent: 1 - Commissioner Kalan

Senior Planner Leftwich presented Case P-24-87-CUP, explaining that it was an administrative procedural update with the same approval conditions as before, only with new owners. He then invited questions from the commission.

A commissioner asked whether there had been any police activity or complaints about odors in the area. Senior Planner Leftwich responded that there was one odor complaint in November 2024. In response, staff worked with the current owners to develop a mitigation plan for future incidents.

Justin Brandt, of the law firm Bianchi and Brandt, located at 6730 N. Scottsdale Rd., Suite 100, Scottsdale, Arizona, respectfully requested that the commission approve the conditional use permit.

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

There was no additional discussion from the commission, aside from one comment noting that the facility has been used multiple times over the years and there was no reason the request should not be approved. The commissioners reviewed and unanimously agreed on the Findings of Fact.

Chair Hantzsche called for a motion.

Director Esquivias stated that the CUP amendment will be considered approved if no written

appeal, accompanied by the required filing fee, is submitted within 20 days. If an appeal is filed, the matter will be forwarded to the council for review.

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

[25-209](#)

Regular meeting at 7:00 pm on Tuesday, May 27, 2025 in the city council chambers located at 300 E. Superstition Blvd., Apache Junction.

Commissioner Bigelow moved to hold a regular meeting on May 27, 2025 at 7:00 pm in the city council chambers, located at 300 E. Superstition Boulevard. Vice Chair Barker seconded the motion.

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

No: 0

Absent: 1 - Commissioner Kalan

Chair Hantzsche called for a motion.

11. Adjournment

Chair Hantzsche adjourned the meeting at 7:12 pm.

Chair Dave Hantzsche