



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

Tuesday, January 23, 2024

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
Commissioner Gage
Vice Chair Barker
Commissioner Begeman
Commissioner Kalan
Commissioner Bigelow

Absent: 1 - Commissioner Cantwell

Staff present:

Joel Stern, City Attorney
Rudy Esquivias, DS Director
Sidney Urias, Planning Manager
Kelsey Schattnik, Senior Planner
Erika Hernandez, Assoc. Planner

Commissioner Kalan attended the meeting telephonically.

4. Consent Agenda

Commissioner Barker moved to accept the agenda as presented and approve the minutes from the June 27, 2023 regular meeting. Commissioner Begeman seconded the motion.

Yes: 6 - Chairperson Hantzsche, Commissioner Gage, Vice Chair Barker, Commissioner Begeman, Commissioner Kalan and Commissioner Bigelow

No: 0

Absent: 1 - Commissioner Cantwell

Chair Hantzsche called for a motion.

[24-010](#) Consideration of approval of agenda.

[24-011](#) Consideration of approval of the minutes of the June 27, 2023 regular

meeting.

5. Public Hearings

None.

6. Old Business

[24-020](#)

Presentation, discussion and update for Case P-23-14-AM, a proposed text amendment regarding Zoning Ordinance, Article 1-6 Supplemental Regulations, Section 1-6-3 Fences and Walls to evaluate the permitted fencing and wall materials.

Senior Planner Schattnik gave a presentation on Case P-23-14-AM and asked for questions from the commission. There were no questions from the commission.

7. New Business

[24-036](#)

Presentation and discussion of case P-23-127-AM, a proposed text amendment to Article 1-17: Definitions to revise the definition of "Recreational vehicle" by expanding on the vehicle types which classify as recreational vehicles and removing those that do not, based on the approved text amendment in case P-23-15-AM regarding recreational vehicle regulations.

Associate Planner Hernandez gave a presentation on Case P-23-127-AM and asked for questions from the commission.

Commissioner Begeman asked for clarification on what's considered a "portable truck camper" and asked if it could be parked in his yard. Planning Manager Urias responded and stated that portable truck campers were previously considered RV's, but since that's not the case anymore, the truck camper could be parked in the driveway with no issue.

[24-012](#)

Election of chair and vice chair.

Chair Hantzsche called for a motion to open the nominations for the chairperson.

Commissioner Barker moved to open the nominations for chairperson. Commissioner Begeman seconded the motion.

Yes: 6 - Chair Hantzsche, Vice Chair Gage, Commissioner Begeman, Commissioner Kalan, Commissioner Barker and Commissioner Bigelow

No: 0

Absent: 1 - Commissioner Cantwell

Chair Hantzsche called for nominations.

Vice Chair Gage nominated Dave Hantzsche for chairperson.

Chair Hantzsche called for nominations three times.

Chair Hantzsche called for a motion to close nominations.

Commissioner Barker moved to close nominations. Commissioner Begeman seconded the motion.

Yes: 6 - Chair Hantzsche, Vice Chair Gage, Commissioner Begeman, Commissioner Kalan, Commissioner Barker and Commissioner Bigelow

No: 0

Absent: 1 - Commissioner Cantwell

Chair Hantzsche called for a motion to approve Dave Hantzsche for chairperson.

Commissioner Begeman moved that Dave Hantzsche be approved for chairperson. Commissioner Bigelow seconded the motion.

Yes: 6 - Chair Hantzsche, Vice Chair Gage, Commissioner Begeman, Commissioner Kalan, Commissioner Barker and Commissioner Bigelow

No: 0

Absent: 1 - Commissioner Cantwell

Director Esquivias announced that Chair Hantzsche was still the chairperson.

Chair Hantzsche called for a motion to open the nominations for vice chairperson.

Commissioner Begeman moved to open the nominations for vice chairperson. Commissioner Barker seconded the motion.

Yes: 6 - Chair Hantzsche, Vice Chair Gage, Commissioner Begeman, Commissioner Kalan, Commissioner Barker and Commissioner Bigelow

No: 0

Absent: 1 - Commissioner Cantwell

Chair Hantzsche called for nominations.

Commissioner Begeman nominated Jesse Gage for vice chairperson.

Commissioner Gage nominated Robin Barker for vice chairperson.

Chair Hantzsche called for nominations three times.

Chair Hantzsche called for a motion to close nominations.

Commissioner Begeman moved to close nominations. Commissioner Barker seconded the motion.

Yes: 6 - Chair Hantzsche, Vice Chair Gage, Commissioner Begeman, Commissioner Kalan, Commissioner Barker and Commissioner Bigelow

No: 0

Absent: 1 - Commissioner Cantwell

Chair Hantzsche called for a motion to approve Jesse Gage for vice chairperson.

Commissioner Begeman moved that Jesse Gage be approved for vice chairperson. Commissioner Barker seconded the motion.

Yes: 3 - Chair Hantzsche, Commissioner Bigelow and Commissioner Barker

No: 3 - Vice Chair Gage, Commissioner Kalan and Commissioner Begeman

Absent: 1 - Commissioner Cantwell

Tie vote. Moved to the next nominee.

Chair Hantzsche called for a motion to approve Robin Barker for vice chairperson.

Commissioner Begeman moved that Robin Barker be approved for vice chairperson. Commissioner Barker seconded the motion.

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

No: 1 - Commissioner Bigelow

Absent: 1 - Commissioner Cantwell

Director Esquivias announced that Robin Barker is the new vice chairperson.

8. Information and Reports

Commissioner Gage discussed the sewer district meeting he attended regarding the First Amendment of the IGA between Apache Junction and the Superstition Vistas community, where they voted on changing the legal description to set aside 97 acres currently zoned residential for future commercial or residential development on the corner of Ironwood and Elliot.

9. Director's Report

Director Esquivias handout out copies of the city code pertaining to the roles and responsibilities of the planning commission for the new commissioner, as well as a refresher for the all the commissioners. He stated all the city codes are online if they'd like to read further into city code.

Vice Chair Barker asked for a future agenda item for updates to new projects since the last meeting.

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

[24-013](#)

Regular meeting at 7:00 pm on February 13, 2024, in the administrative building board room of the Superstition Fire and Medical District, located at 565 N. Idaho Road, Apache Junction.

Commissioner Barker moved that the Planning and Zoning Commission hold a regular meeting on February 27, 2024 at 7:00 pm in the city council chambers located at 300 E. Superstition Boulevard. Commissioner Begeman seconded the motion.

Yes: 6 - Chairperson Hantzsche, Commissioner Gage, Vice Chair Barker, Commissioner Begeman, Commissioner Kalan and Commissioner Bigelow

No: 0

Absent: 1 - Commissioner Cantwell

Director Esquivias stated they just found out today the applicant postponed the general plan amendment and planned development amendment case, and therefore the Planning and Zoning Commission meeting scheduled for February 13, 2024 at the Superstition Fire and Medical District will be cancelled.

Chair Hantzsche called for a motion.

11. Adjournment

Chair Hantzsche adjourned the meeting at 7:29 pm.

Chair Dave Hantzsche