



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, March 25, 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: 5 - Chairperson Hantzsche
Commissioner Gage
Commissioner Kalan
Commissioner Starr
Commissioner Mykland

Excused: 1 - Vice Chair Barker

Absent: 1 - Commissioner Bigelow

Staff present:

Joel Stern, City Attorney

Rudy Esquivias, DS Director

Sidney Urias, DS Deputy Director

Erika Hernandez, Planner

Commissioner Kalan attended the meeting telephonically.

4. Consent Agenda

Commissioner Gage moved to accept the agenda as presented and approve the minutes of the January 14, 2025 regular meeting. Commissioner Mykland seconded the motion.

Yes: 5 - Chairperson Hantzsche, Commissioner Gage, Commissioner Kalan,
Commissioner Starr and Commissioner Mykland

No: 0

Excused: 1 - Vice Chair Barker

Absent: 1 - Commissioner Bigelow

Chair Hantzsche called for a motion.

[25-131](#) Consideration of approval of agenda.

[25-132](#) Consideration of approval of the minutes of the January 14, 2025 regular meeting.

5. Public Hearings

Commissioner Gage moved that the Planning and Zoning Commission approve Conditional Use Permit Case P-24-69-CUP, a request by Grant Taylor of Empire Southwest, LLC for an outdoor storage yard facility located within the Baseline Industrial Park on Lots 19, 20, 21, 22 and 23, subject to the four conditions of approval set forth in the staff report. Commissioner Mykland seconded the motion.

[25-141](#) Presentation, discussion, public hearing, and consideration of Resolution No. 25-05, approving Conditional Use Permit Case P-24-69-CUP, a request by Grant Taylor with Empire Southwest, LLC for an outdoor storage yard facility located within the Baseline Industrial Park on Lots 19, 20, 21, 22 and 23 (also known as parcels 102-56-0190, 102-56-0200, 102-56-0210, 102-56-0220 and 102-56-0230), currently zoned B-5 (Industrial).

Commissioner Gage moved that the Planning and Zoning Commission approve Conditional Use Permit Case P-24-69-CUP, a request by Grant Taylor of Empire Southwest, LLC for an outdoor storage yard facility located within the Baseline Industrial Park on Lots 19, 20, 21, 22 and 23, subject to the four conditions of approval set forth in the staff report. Commissioner Mykland seconded the motion.

Yes: 5 - Chairperson Hantzsche, Commissioner Gage, Commissioner Kalan, Commissioner Starr and Commissioner Mykland

No: 0

Excused: 1 - Vice Chair Barker

Absent: 1 - Commissioner Bigelow

Planner Hernandez gave a presentation on Case P-24-69-CUP and then invited the applicant to speak.

Applicant Grant Taylor with Empire Southwest, LLC gave a presentation and asked for questions from the commission.

Comments included:

- What type of material for dust control is used? Asphalt millings.
- Is xeriscape the landscaping requirement? There is a zoning ordinance requirement for landscaping by the applicant, and irrigation must be provided. Drought tolerant landscaping is a requirement as part of the Arizona Municipal Water Association.
- Why are we going through a CUP when it's already zoned B-5? The reason we have to go through a public hearing when it's already a permitted use is because of previous history of storage yards, to protect from getting junk yards and ensuring those types of yards don't show up in the city. The CUP process is to ensure the city is adequately butting the uses and not getting an abundance of storage facilities within the city.

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

Hantzsche closed the public portion of the hearing.

Chair Hantzsche read the Findings of Fact and the commission agreed with the findings.

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

[25-133](#)

Regular meeting at 7:00 pm on Tuesday, April 8, 2025 in the city council chambers located at 300 E. Superstition Blvd., Apache Junction.

Commissioner Gage moved to hold a regular meeting on April 8, 2025 at 7:00 pm in the council chambers, located at 300 E. Superstition Boulevard. Chair Hantzsche seconded the motion.

Yes: 5 - Chairperson Hantzsche, Commissioner Gage, Commissioner Kalan, Commissioner Starr and Commissioner Mykland

No: 0

Excused: 1 - Vice Chair Barker

Absent: 1 - Commissioner Bigelow

11. Adjournment

Chair Hantzsche adjourned the meeting at 7:21 pm.

Chair Dave Hantzsche