



City of Apache Junction, Arizona

Meeting Minutes

Planning and Zoning Commission

Doors are open to the public at least 15 minutes prior to the posted meeting start time.

City Council Chambers at
City Hall
300 E Superstition
Boulevard
Apache Junction AZ 85119

apachejunctionaz.gov
P: (480) 474-5083

Tuesday, October 14, 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

Commissioner Kalan attended the meeting telephonically.

Staff present:

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

4. Consent Agenda

Vice Chair Barker moved to accept the agenda as presented, and approve the minutes of the August 26, 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

Chair Hantzsche called for a motion.

[25-469](#) Consideration of approval of agenda.

[25-470](#) Consideration of approval of the minutes of the August 26, 2025 regular meeting.

5. Public Hearings

25-521

Presentation, discussion, public hearing, and consideration of Resolution No. 25-28, approving Conditional Use Permit Case Number P-25-49-CUP, a request by Christine Tucker with Terra Consulting, representing Cityswitch and Verizon Wireless, for the southeast portion of parcel number 102-21-042A, approximately 3,600 square feet, of a sixty-five-foot (65') tall faux mono-Elm tree wireless communication tower.

Vice Chair Barker moved that the Planning and Zoning Commission approve case P-25-49-CUP, a request by Cityswitch (Developer) and Verizon Wireless (Lessee), represented by Christine Tucker with Terra Consulting for approval of a Conditional Use Permit ("CUP") for a 65-foot-tall faux mono-Elm tree wireless communication tower and its appurtenant structures at the southeast portion of parcel number 102-21-042A located at 251 East 29th Avenue, zoned B-1/PD (General Commercial by Planned Development) subject to the seven conditions of approval that are listed in the staff report. Commissioner Gage seconded the motion.

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

No: 0

Planner Hernandez gave a presentation on Resolution 25-28, Case Number P-25-49-CUP, a request by Christine Tucker with Terra Consulting, representing the owner, Cityswitch and the tenant, Verizon Wireless, for a 65' tall wireless communication tower.

Commissioner Gage had a question about the drive to the tower and the elbow. Planner Hernandez responded that the consultant would be best to answer his question.

Christine Tucker with Terra Consulting gave a presentation and clarified that CitySwitch will own the tower, with Verizon serving as the tenant. She explained that the access drive is located within an existing, undeveloped parking lot currently used for overflow parking and shared access. The property owner plans to develop the site further in the future. She noted that a site search was conducted to identify the least intrusive location for the tower and that a straight access drive was not feasible due to an existing berm and roadside shrubs. Ms. Tucker also presented visual renderings of the tower from various vantage points and invited questions from the commission.

Commissioner Starr inquired whether fiber had been installed along 29th Avenue. Ms. Tucker responded that Verizon will connect to the nearest available fiber source and confirmed that fiber is already present on that roadway.

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

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 announced that two planners, Kelsey Schattnik and Theint Ko, have resigned from the department. He noted that interviews will take place next week to fill the entry-level planner position previously held by Theint, and that recruitment for a Senior Planner position closed last week, and hopefully the position will be filled soon.

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

[25-471](#)

Regular meeting at 7:00 pm on Tuesday, October 28, 2025 in the city council chambers located at 300 E. Superstition Boulevard.

Vice Chair Barker moved to hold a regular meeting on October 28, 2025 in the city council chambers, located at 300 E. Superstition Boulevard. Commissioner Mykland seconded the motion.

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

No: 0

Chair Hantzsche called for a motion.

11. Adjournment

Chair Hantzsche adjourned the meeting at 7:20 pm.

Chair Dave Hantzsche