



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, April 28, 2026

7:00 PM

City Council Chambers

1. Call to Order

Chair Hantzsche called the meeting to order at 7:02pm.

2. Pledge of Allegiance

Chair Hantzsche led the Pledge of Allegiance.

3. Roll Call

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

Absent: 1 - Commissioner Kalan

Commissioner Kalan absent.

Staff present:

Joel Stern, City Attorney

Rudy Esquivias, DS Director

Sidney Urias, DS Deputy Director

4. Consent Agenda

Vice Chair Barker moved to accept the agenda as presented and approve the minutes of the March 24, 2026 regular meeting. Commissioner Mykland seconded the motion.

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

No: 0

Absent: 1 - Commissioner Kalan

Chairman Hantzsche called for a motion.

[26-210](#) Consideration of approval of agenda.

[26-211](#) Consideration of approval of the minutes of the March 24, 2026 regular meeting.

5. Public Hearings

[26-195](#) Presentation and discussion on Request for Continuance of case P-26-6-PZ to May 12, 2026.

Vice Chair Barker moved that the Planning and Zoning Commission recommend to the Apache Junction City council the approval of the Continuance of Case P-26-6-PZ to May 12, 2026.

Deputy Director Urias states no presentation from staff or the applicant. The applicant asks for a continuance to May 12, 2026.

Chair Hantzsche opened the discussion to the public. No one responded. Chair Hantzsche closed the public portion of the hearing.

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

No: 0

Absent: 1 - Commissioner Kalan

[26-212](#) Presentation, discussion, public hearing, and consideration of case P-26-4-PZ, a request by Banyan Residential, LLC, represented by Noel Griemsmann, of Snell & Wilmer LLP, for a planned development rezoning of approximately 6.7 net acres currently zoned High Density Multiple-Family Residential (“RM-2”) to High Density Multiple-Family Residential by Planned Development (“RM-2/PD”) with a new planned development overlay to authorize an amendment to the development plans previously approved in Ordinance No. 1526 for the development of a 146 unit, 2-story apartment complex.

Vice Chair Barker moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of the continuance of Case P-26-4-PZ to May 26, 2026.

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

No: 0

Absent: 1 - Commissioner Kalan

Deputy Director Urias states no presentation from staff or the applicant. The applicant asks for a continuance to May 26, 2026.

Chair Hantzsche opened the discussion to the public.

Paula Mahoney takes the stand on behalf of her husband, stating their residence is 350 North Rennick Drive in Apache Junction. Her husband, is currently out of town and unable to attend this evening, and has written a statement that he wants presented. A written copy of the statement was provided to the Commission members and staff.

Mr. Leftwich, I reside at 350 North Renick Drive, directly across from the proposed development. I cannot attend the April 28th hearing, but I will be present at the June 2nd city council meeting. In summary, he accepts the development of this property, with focus ensuring that the final site remains compatible with the established single-story neighborhood. The design choice is crucial. Poor site planning creates permanent disruptions. If the developer is granted the flexibility of an RM-2/PD zoning, the city must demand strict adherence to this layout in return. He requests that the commission condition any approval on the following four points.

1. Strict entrance adherence with primary access point to remain exactly where it is depicted on the southern portion of Renick Drive to prevent traffic from flooding the front of our homes.
2. Infrastructure improvements. Proper sidewalks must be required to safely manage the dense influx of pedestrian and vehicle traffic on this single lane road.
3. Boundary mitigation. Lock in a six foot solid block wall and mature dense landscape buffer along the western boundary. From an engineering perspective, this is mutually beneficial. It screens the two-story apartments from the neighborhood, and the tree canopy reduces severe solar heat gain on the complex's exposed western walls.
4. Accountability to the plan. The approval of this PD must be a binding agreement. The developer must be held strictly accountable to this exact site plan with no future design changes permitted that would alter the entrance location or shrink the neighborhood buffers.

There being no one else wishing to speak on the case, Chair Hantzsche closed the public portion of the hearing.

6. Old Business

None.

7. New Business

None.

8. Information and Reports

None.

9. Director's Report

Our building expo is this Saturday, located at the triangle city center, behind the Rusty Buckle. Fun for the whole family with construction equipment and various activities for the little kids.

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

26-213 Regular meeting at 7:00 pm on Tuesday, May 12, 2026 in the City Council Chambers located at 300 E. Superstition Boulevard.

Vice Chair Barker moved to hold a regular meeting on May 12, 2026 in the city council chambers located at 300 E. Superstition Boulevard.

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

No: 0

Absent: 1 - Commissioner Kalan

11. Adjournment

Chair Hantzsche adjourned the meeting at 7:13 pm.

ACCEPTED THIS ____ DAY OF _____, 2026, BY CHARIMAN HANZTSCHKE OF THE PLANNING & ZONING COMMISSION

SIGNED AND ATTESTED TO THIS ____ DAY OF _____, 2026

Dave Hantzsche, Chairman

Rudy Esquivias, Director