



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, February 14, 2023

7:00 PM

City Council Chambers

1. Call to Order

Vice Chair Hantzsche called the meeting to order at 7:00 pm.

2. Pledge of Allegiance

Vice Chair Hantzsche led the Pledge of Allegiance.

3. Roll Call

Present: 7 - Vice Chair Gage
Commissioner Begeman
Commissioner Cantwell
Commissioner Barker
Chairperson Hantzsche
Commissioner Schoenbeck
Commissioner Kalan

Staff present:

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

Commissioner Gage appeared telephonically

4. Consent Agenda

Commissioner Barker moved to accept the agenda as presented and approve the minutes from the December 13, 2022 regular meeting. Commissioner Cantwell seconded the motion.

Yes: 7 - Vice Chair Gage, Commissioner Begeman, Commissioner Cantwell,
Commissioner Barker, Chairperson Hantzsche, Commissioner Schoenbeck and
Commissioner Kalan

No: 0

Vice Chair Hantzsche called for a motion.

[23-065](#) Consideration of approval of agenda.

[23-066](#) Consideration of approval of the minutes of the December 13, 2022 regular

meeting.

5. Public Hearings

[23-088](#)

Presentation, discussion, public hearing, and consideration of proposed Resolution No. P-22-75-CUP (of Case P-22-75-CUP), a proposed conditional use permit to authorize the development of a two-story leased residential community requested by John Fox of William Seymour Co, Inc. on property zoned General Commercial ("B-1") at the northeast corner of W. Broadway Avenue and S. Delaware Drive. The development is to comprise twenty-eight (28) or thirty (30) units, depending on the adopted conditions of approval.

Commissioner Barker moved that the Planning and Zoning Commission approve the Conditional Use Permit Case P-22-75-CUP, a request by John Fox of Williams Seymour Company Incorporated, for a 30-unit two-story leased residential community, located at the northeast corner of Broadway Avenue and Delaware Drive, subject to Conditions 1 through 8, as listed on the February 14, 2023 Planning and Zoning Commission staff report. Commissioner Cantwell seconded the motion.

Yes: 6 - Vice Chair Gage, Commissioner Begeman, Commissioner Cantwell, Commissioner Barker, Chairperson Hantzsche and Commissioner Schoenbeck

No: 1 - Commissioner Kalan

Planner Leftwich gave a presentation on Case P-22-75-CUP and asked for questions from the commission.

Comments from the commission included:

- Does handicapped parking count as part of guest parking.
- Concerns with parking since there is no on-street parking.
- Traffic issues and suggested traffic study.
- Parking in Quail Run.
- What's going to happen to the parcel by Circle K.
- Removing Condition #9.
- On-site manager at the property.

Rose Rubo of Athena Studio Architects appeared on behalf of the applicant who couldn't attend the meeting, and responded:

- each unit will receive one covered assigned parking space, and the rest is open parking.
- no manager on-site, the manager would be off-site.
- no room for a clubhouse.

Question from the commission:

- are there age restrictions.

Response:

- no age restrictions; workforce housing.

Vice Chair Hantzsche opened the public portion of the hearing.

Gary Brigham residing at 704 S. Delaware stated this was the first meeting they heard about and would have shown up earlier. He wanted to know how parking was going to be regulated based on the number of possible extra persons in each unit. He stated he was concerned with traffic and his view of the Superstitions blocked by the 2-story apartments.

Carmen Corrigan residing at 704 S. Delaware stated there's a lot of transients in the area wanted to know if the complex was gated. She stated the traffic and noise in the area is horrible and the turn-around of renters is a huge concern.

Vice Chair Hantzsche closed the public portion of the hearing.

Findings of Facts were read and discussed by the commission and staff:

Traffic was a concern and a traffic study was suggested. The project was reviewed by the city engineer and per the AASHTO Standards, a traffic impact analysis is not required for this size and type of development. The project is in zone B-1 commercial, but having a residential project would have a lower traffic impact and that was considered by the planning team as a better fit for the neighborhood.

Designated parking was discussed and the commission stated we can't hold this developer to an inconsistently higher standard concerning parking, and the city is working on additional parking. It was suggested to designate only one assigned open parking space per unit and leave the rest open.

It was mentioned that the commission doesn't like changing the zoning from commercial to residential, but in this instance, it would better serve the area and may help the transient issue.

Vice Chair Hantzsche called for a motion.

6. Old Business

[23-085](#)

Presentation, discussion and update for Case P-23-15-AM, a proposed text amendment addressing the direction to staff given on December 13, 2022 regarding Article 1-7: Parking, Loading and Circulation Regulations to exclude trailers with living quarters from recreational vehicle limitations in residential districts and Article 1-17: Definitions to add or revise definitions of recreational vehicles and trailers the exclusion of trailers and toy haulers with living quarters from recreational vehicle limitations in residential districts.

Associate Planner Hernandez provided an update and presentation on case P-23-15-AM and asked for questions from the commission.

The commission made the following comments/suggestions:

There are two conflicting ordinances and codes on RV parking. City Attorney Stern stated there were subsections in conflict and those will be addressed later.

It would be helpful if we work with the same definitions as there are varying sizes of RV's and trailers.

Interim Planning Manager Urias responded that a picture exhibit will be included in the definitions.

Associate Planner Hernandez replied those conflicting ordinances and codes will be researched and addressed. The results and recommendation will be done in the spring.

[23-086](#) Presentation, discussion and update for Case P-23-14-AM, a proposed text amendment addressing the direction to staff given on December 13, 2022 regarding Section 1-6-3 Fences and Walls to evaluate the permitted fencing and wall materials.

Senior Planner Schattnik provided an update and presentation on case P-23-14-AM and asked for questions from the commission.

The commission made the following comments/suggestions:

The commission asked if we are going to change the requirement on permits for fences under 6' in height.

The commission requested pictures with the definitions as well. Interim Planning Manager Urias stated the challenge will be upholding the standards.

Senior Planner Schattnik responded they are looking at what other cities do, since sometimes fences are placed on easements and we wouldn't know about it, since no permit is required for fences under 6' in height. If we do require a permit for all fences, the fee would be minimal.

Interim Planning Manager Urias stated the research has discovered fencing permits entail more than just aesthetics, but neighbor to neighbor disputes as well. The findings of the research will be completed in a month.

[23-087](#) Presentation, discussion and update for Case P-23-16-AM, a proposed text amendment addressing the direction to staff given on December 13, 2022 regarding Article 1-7: Parking, Loading and Circulation Regulations, including guest parking requirements and related parking requirements in multi-family residential development

Planner Leftwich provided an update and presentation on case P-23-16-AM and asked for questions from the commission.

The commission made the following comments/suggestions:

The Americans with Disabilities Act (ADA) requirements would be a factor.

Electrical vehicle charging station parking spaces.

There's no steady demand for year-round parking; it peaks in the winter.

Current legislation going through the senate to keep parking at a minimum.

Provisions for assigned and unassigned open parking spaces.

Planner Leftwich responded that staff is aware of the current legislation and if it's approved, that it would limit the city's ability to require additional parking spaces, but we are proceeding with the text amendment at this time.

7. New Business

[23-067](#) Election of chair and vice chair.

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

Commissioner Barker moved to open the nominations for the chairperson of the Planning and Zoning Commission. Commissioner Cantwell seconded the motion.

Yes: 7 - Vice Chair Hantzsche, Commissioner Schoenbeck, Commissioner Begeman, Commissioner Cantwell, Commissioner Kalan, Commissioner Barker, Commissioner Gage

No: 0

Vice Chair Hantzsche called for nominations for chairperson.

Commissioner Cantwell nominated Dave Hantzsche for chairperson.

Vice Chair Hantzsche called for nominations.

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Vice Chair Hantzsche called for a motion to close the nominations.

Commissioner Barker moved to close the nominations for chairperson of the Planning and Zoning Commission. Commissioner Begeman seconded the motion.

Yes: 7 - Vice Chair Hantzsche, Commissioner Schoenbeck, Commissioner Begeman, Commissioner Cantwell, Commissioner Kalan, Commissioner Barker, Commissioner Gage

No: 0

Vice Chair Hantzsche called for a motion to approve the nomination for chairperson.

Commissioner Begeman moved that Dave Hantzsche be approved for chairperson of the Planning and Zoning Commission. Commissioner Cantwell seconded the motion.

Yes: 7 - Vice Chair Hantzsche, Commissioner Schoenbeck, Commissioner Begeman, Commissioner Cantwell, Commissioner Kalan, Commissioner Barker, Commissioner Gage

No: 0

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

Commissioner Schoenbeck moved to open the nominations for the vice chairperson of the Planning and Zoning Commission. Commissioner Begeman seconded the motion.

Yes: 7 - Chair Hantzsche, Commissioner Schoenbeck, Commissioner Begeman, Commissioner Cantwell, Commissioner Kalan, Commissioner Barker, Commissioner Gage

No: 0

Chair Hantsche called for nominations for vice chairperson.

Commissioner Begeman nominated Jesse Gage for vice chairperson.

Chair Hantsche called for nominations.

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Chair Hantsche called for a motion to close the nominations.

Commissioner Begeman moved to close the nominations for vice chairperson of the Planning and Zoning Commission. Commissioner Schoenbeck seconded the motion.

Yes: 7 - Chair Hantsche, Commissioner Schoenbeck, Commissioner Begeman, Commissioner Cantwell, Commissioner Kalan, Commissioner Barker, Commissioner Gage

No: 0

Chair Hantsche called for a motion to approve the nomination for vice chairperson.

Commissioner Begeman moved that Jesse Gage be approved for vice chairperson of the Planning and Zoning Commission. Commissioner Cantwell seconded the motion.

Yes: 7 - Chair Hantsche, Commissioner Schoenbeck, Commissioner Begeman, Commissioner Cantwell, Commissioner Kalan, Commissioner Barker, Commissioner Gage

No: 0

[23-068](#) Presentation and discussion on code of conduct, conflicts of interest law, open meeting law, parliamentary procedures and public record law by the city attorney.

Commissioner Schoenbeck moved to postpone the presentation by the city attorney to a lighter agenda meeting. Commissioner Barker seconded the motion.

Yes: 7 - Vice Chair Gage, Commissioner Begeman, Commissioner Cantwell, Commissioner Barker, Chairperson Hantsche, Commissioner Schoenbeck and Commissioner Kalan

No: 0

City Attorney Stern suggested the presentation be continued to a future date and requested input from the commission.

Chair Hantsche called for a motion.

8. Information and Reports

None.

9. Director's Report

None.

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

[23-069](#)

Regular meeting at 7:00 pm on Tuesday, February 28, 2023, in the city council chambers located at 300 E. Superstition Boulevard, Apache Junction.

Commissioner Cantwell moved that the Planning and Zoning Commission hold a regular meeting on February 28, 2023 at 7:00 pm in the city council chambers located at 300 E. Superstition Boulevard. Commissioner Begeman seconded the motion.

Yes: 7 - Vice Chair Gage, Commissioner Begeman, Commissioner Cantwell, Commissioner Barker, Chairperson Hantzsche, Commissioner Schoenbeck and Commissioner Kalan

No: 0

Chair Hantzsche called for a motion.

11. Adjournment

Chair Hantzsche adjourned the meeting at 8:23 pm.

Chair Dave Hantzsche