



City of Apache Junction, Arizona

Agenda

Planning and Zoning Commission

Meeting location:

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

www.ajcity.net
Ph: (480) 982-8002

www.ajcity.net
P: (480) 474-5083
F: (480) 982-7010

Theresa Nesser, Chair
Colleen Hill, Vice Chair
Luciano Buzzin, Commissioner
Michael Frank, Commissioner
Peter Heck, Commissioner
Willie Howard, Commissioner
Robert Schroeder, Commissioner

Tuesday, April 12, 2016

7:00 PM

City Council Chambers

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Consent Agenda**

The following non-controversial items have been grouped together for action by one unanimous vote as a time-saving device. Any Commissioner may remove an item from the Consent Agenda for discussion and separate action.

- [16-184](#) Consideration of approval of agenda.
- [16-185](#) Consideration of approval of regular meeting minutes of March 8, 2016.

5. **Public Hearings**

The following items are public hearings where members of the public are given the opportunity to speak. Once recognized by the Chairman, please come to the podium microphone and give your name and address. There is a five-minute time limit per speaker.

- [16-183](#) Presentation, discussion, consideration and action on proposed Conditional Use Permit case CUP-1-16, a request by WGG Partners LLC, represented by Colby Fincham of the Barclay Group and Andy Gibson of Bootz and Duke Sign Company, for approval of a Conditional Use Permit for the comprehensive sign package for the Old West Marketplace Shopping Center, a proposed commercial subdivision with 6 lots. Some signs proposed under the CUP sign package may deviate in terms of size, number, height, location and placement, than what the city's sign code might normally allow.

Sponsors: Rudy Esquivias

16-186

Presentation, public hearing, and action on case PZ-4-16, a request by Sadie LaBerge represented by Steven Bocker, for approval of a planned development major amendment, for a General Commercial District by Planned Development (B-1/PD) zoned .41 acre property, located at 351 N. Ironwood Drive to establish a pallet of uses for future commercial development.

Sponsors: Stephanie Bubenheim

16-187

Presentation, discussion, and action on case PZ-5-16, a request by Gene Rodaway, represented by Leslie Cooke, on a proposed rezoning from Detached Single-family Residential Zone, conventional or manufactured home permitted (RS-20M) to Multiple-family Residence Zone by Planned Development (RM-1/PD) , a 1.01 acre site, located at 512-516 N. Valley Drive for the purpose of correcting the zoning and allow for future improvements.

Sponsors: Stephanie Bubenheim

6. Old Business**7. New Business**

The Commission shall consider any business not yet considered. Arizona Open Meeting Law prohibits public comments at this time.

8. Information and Reports

The Chair at this time may announce information regarding activities involving Planning and Zoning matters, such as, but not limited to attendance of Commission Members at community meetings or events, seminars or conferences, or upcoming events or conferences.

9. Director's Report

The Development Services Director, members of City staff or those individuals designated by the Manager, may present information pertinent to items under consideration or information related to the operation of the City.

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

Hold Regular Meetings on April 26 and May 10, 2016, at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.

11. Call to the Public

At this time the public has the privilege to address the commission with requests, communications, comments or suggestions relating to city business that are not listed on the agenda. All speakers must have already submitted a written "Request to Speak" form to the clerk. If there is a group speaking on the same item, they should select a spokesperson. All such remarks shall be addressed to the commission as a whole and not to any member thereof. The chairperson is authorized to ask a speaker to stop speaking and leave the podium or to adjourn the meeting if anyone becomes disorderly, uncivil,

makes personal attacks or continues to speak about items that are not within the jurisdiction of the city after being warned such issues are beyond the jurisdiction of the city to act. The commission may not answer questions of the speaker, discuss the matter with one another, but may, at the conclusion: 1) respond to criticism by a speaker; 2) ask the city staff to review a matter; 3) ask staff to place the matter on a future agenda. Each speaker must approach the podium, speak into the microphone, and provide their name and address. There is a three (3) minute time limit per speaker.

12. Adjournment

Copies of this agenda and additional information regarding any of the items listed above may be reviewed from 7:00 a.m. to 6:00 p.m., Monday through Thursday, except holidays, at the Department of Development Services, Planning Division, City Hall Complex, 300 East Superstition Boulevard, Apache Junction, Arizona, 85119-2889, telephone number is (480)474-5083.

The City of Apache Junction invites and welcomes people of all abilities to use our programs, sites and facilities. Specific requests may be made by contacting the Human Resources Office at (480) 474-2617 or TDD (480) 983-0095.