



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

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Theresa Nesser, Chair
Peter Heck, Vice Chair
Michael Frank, Commissioner
Willie Howard, Commissioner
Steve Kridler, Commissioner
Michael McGraw, Commissioner
Robert Schroeder, Commissioner

Tuesday, January 23, 2018

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.

[18-036](#) Consideration of approval of agenda.

[18-037](#) Consideration of approval of regular meeting minutes of the January 9, 2018.

Attachments: [PZ Meeting Minutes 01092018](#)

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.

18-040

Presentation, discussion, public hearing and recommendation on proposed rezoning case PZ-4-17, a request by David Dixon to rezone a 1.62 acre property located at 611 S. Vista Road, north of the northeast corner of S. Vista Road and E. 7th Avenue, from RS-GR (General Rural Low Density Single-Family Residential) to RS-GR/PD (General Rural Low Density Single-Family Residential by Planned Development) for the purpose of changing the main structure side setback from 20-feet to 10-feet. The property owner has requested a continuance to January 23, 2018.

Attachments: [PZ-4-17 Dixon PZ PH Staff Report](#)
[PZ-4-17 Continuance Memo 1-3-18](#)

18-042

Presentation, discussion, public hearing and recommendation on case PZ-6-17, a request by J&J Property Holdings LC (owner) and Americana Building Products (applicant), represented by Geff Purcell, for a rezoning of a +/-8 acre property located just north of the northwest corner of S. Tomahawk Road and E. Baseline Avenue, from General Rural Low Density Single-family Detached Residential ("RS-GR") and Industrial ("B-5") to Industrial by Planned Development ("B-5/PD"), for the purpose of developing a 90,000 square foot indoor manufacturing facility.

Attachments: [PZ-6-17 PZ report w attach](#)

6. Old Business

18-038

Progress report and discussion on CUP-4-17, by Lindsay Schube of Gammage and Burnham PLC, representing MBD Holdings LLC (owner) and Perpetual Healthcare Inc. (applicant), pursuant to condition #26 of the approved Resolution No. CUP-4-17.

Attachments: [Resolution No. CUP-4-17](#)

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 a Regular Meeting on February 13, 2018, 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.