



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

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

Tuesday, January 12, 2016

7:00 PM

City Council Chambers

1. Call to Order

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

2. Pledge of Allegiance

Chair Nesser led the Pledge of Allegiance.

3. Roll Call

Present	5 -	Chairperson Nesser Commissioner Buzzin Commissioner Heck Commissioner Howard Commissioner Frank
Excused	2 -	Vice Chair Hill Commissioner Schroeder

Staff present:

City Attorney Joel Stern

Senior Planner Rudy Esquivias

Director Larry Kirch

Assistant Planner Stephanie Bubenheim

4. Consent Agenda

Yes: 5 - Chairperson Nesser, Commissioner Buzzin, Commissioner Heck,
Commissioner Howard and Commissioner Frank

No: 0

Excused: 2 - Vice Chair Hill and Commissioner Schroeder

Commissioner Frank made a motion to accept the Consent Agenda and approve the minutes of the December 8, 2015, meeting as presented. Commissioner Buzzin seconded the motion. The Planning and Zoning Commission accepted and approved the Consent Agenda and the minutes

as presented.

[16-31](#) Consideration of approval of agenda.

[16-32](#) Consideration of approval of regular meeting minutes of December 8, 2015.

5. Public Hearings

None.

6. Old Business

None.

7. New Business

None.

8. Direction to Staff

[16-29](#) Presentation, discussion, and direction to staff on a proposed city initiated corrective rezoning for a +/- 2.5 acre portion of vacant property (Parcel #101-16-013C), owned by Ironwood Holdings, at the northeast corner of Ironwood Drive and Broadway Avenue. Under the new zoning ordinance, a portion of the property that is vacant was inadvertently rezoned to Recreational Vehicle Park (RVP), the correct zoning should be General Commercial (B-1). Staff seeks direction from the P&Z Commission to initiate corrective rezoning.

Sponsors: Rudy Esquivias

Yes: 5 - Chairperson Nesser, Commissioner Buzzin, Commissioner Heck, Commissioner Howard and Commissioner Frank

No: 0

Excused: 2 - Vice Chair Hill and Commissioner Schroeder

Assistant Planner Stephanie Bubenheim presented the case for the proposed city initiated corrective rezoning for a +/- 2.5 acre portion of vacant property (Parcel #101-16-013C) owned by Ironwood Holdings, at the northeast corner of Ironwood Drive and Broadway Avenue which occurred with the recent adoption of the city's new Zoning Ordinance and zoning district maps. She advised the commission that the parcel, located at 1586 W. Broadway, is currently zoned Recreational Vehicle Park (RVP) but the correct zoning should be General Commercial (B-1). She said a portion of the property is currently part of VIP Mobile Home Park and is zoned RVP. Prior to the rezoning the vacant property was zoned CB-2 and when the new zoning was adopted the east half of the property was inadvertently zoned RVP instead of B-1. She said staff is proposing, and property owner has given permission, to initiate a city-initiated rezoning of the part of the property now zoned RVP back to its previous zoning equivalent of CB-2, which under the new zoning would be B-1.

Commissioner Heck moved to direct staff to proceed with a corrective rezoning of the vacant property at the northeast corner of Ironwood Drive and Broadway Avenue. located at 1586 W.

Broadway Avenue. Commissioner Frank seconded the motion. The Planning and Zoning Commission approved the direction to staff and passed with a 5-0 vote.

9. Discussion Items

[16-27](#)

Presentation and discussion by City Staff regarding a review of and possible amendments to Apache Junction City Code, Volume II, Chapter 1, Zoning Ordinance, Article 1-11 Sign Regulations as a result of a recent United States Supreme Court ruling regarding signs and sign regulations.

Sponsors: Larry Kirch

Development Services Director Larry Kirch gave a presentation to the commission regarding the recent United States Supreme Court ruling regarding signs and sign regulations and possible amendments to the Apache Junction City Code Sign Regulations.

10. Information and Reports

None.

11. Director's Report

Director Kirch advised the Commission that the National Planning Conference is going to be held in Phoenix this year in April. He said that he, Rudy and Stephanie would be attending and that they would be assisting with three mobile workshops. He proposed a workshop in the far east valley including a tour of the copper mine and Boyce Thompson Arboretum.

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

Yes: 5 - Chairperson Nesser, Commissioner Buzzin, Commissioner Heck, Commissioner Howard and Commissioner Frank

No: 0

Excused: 2 - Vice Chair Hill and Commissioner Schroeder

Commissioner Heck motioned and Commissioner Buzzin seconded to hold Regular Meetings on February 9 and February 23, 2016, at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.

13. Call to the Public

None.

14. Adjournment

Meeting adjourned at 7:46 p.m.

Theresa Nesser
Chairperson