



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, April 26, 2016

7:00 PM

City Council Chambers

1. Call to Order

Chairperson Nesser called the meeting to order at 7:17 pm.

2. Pledge of Allegiance

Chairperson Nesser led the Pledge of Allegiance.

3. Roll Call

Present 6 - Chairperson Nesser
 Commissioner Schroeder
 Commissioner Buzzin
 Commissioner Heck
 Commissioner Howard
 Commissioner Frank

Excused 1 - Vice Chair Hill

Staff present:

Senior Planner Rudy Esquivias

Director Larry Kirch

Planning Intern Jesse Regnier

4. Consent Agenda

Commissioner Schroeder made a motion to accept the Consent Agenda and approve the minutes of the March 22, 2016, meeting as presented. Commissioner Buzzin seconded the motion. The Planning and Zoning Commission accepted and approved the Consent Agenda and the minutes as presented. The motion passed with a 6-0 vote.

[16-211](#) Consideration of approval of agenda.

[16-214](#) Consideration of approval of regular meeting minutes of March 22, 2016.

5. Public Hearings

16-212

Presentation and discussion and possible recommendation on the Planned Development Major Amendment to change the last five buildings or twenty townhomes from single-story basement homes to two-story homes for the Superstition Commons (formerly known as the Haystacks), totaling approximately +/-4.9 acres, located at 854 South San Marcos Drive on the Southwest corner of South San Marcos Drive and West Broadway Avenue.

Sponsors: Jesse Regnier

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

No: 1 - Commissioner Schroeder

Excused: 1 - Vice Chair Hill

Planning Intern Jesse Regnier gave a presentation for discussion and possible recommendation on the Planned Development Major Amendment to change the last five buildings or twenty townhomes from single-story basement homes to two-story homes for the Superstition Commons (formerly known as the Haystacks), totaling approximately +/-4.9 acres, located at 854 South San Marcos Drive on the Southwest corner of South San Marcos Drive and West Broadway Avenue.

Intern Regnier reviewed the recommended conditions of approval for the amendment approval with the commission. He addressed their questions regarding whether the project was on hold, the current zoning regarding height, eliminating the basements, architectural details, and locations of buildings.

Senior Planner Rudy Esquivias elaborated on the commission's questions regarding height, architectural details, and building locations.

Charles Duck, representing Superstition Commons, addressed the commission. He answered the commission's questions regarding floor plans, concern regarding possibility of rentals, marketability of two-story versus basement homes, heights of buildings.

Chairperson Nesser opened the Public Hearing.

Susan Kreun, representing Equity Lifestyle Properties, owners of Golden Sun RV Resort; Reggie Kollinger, 820 W. 10th Avenue, Apache Junction; Robert Lewis, 896 W. 10th Avenue, Apache Junction; Christopher Rogalski, 893 W. 10th Avenue, Apache Junction; David Ameral, 860 W. 10th Avenue, Apache Junction; Drew Griner, 968 W. 10th Avenue, Apache Junction; addressed the commission regarding safety, stormwater runoff, carports, comparables, views, whether developer followed zoning rules, privacy, possibility of townhomes becoming rentals, landscaping and 73 police calls in 3 years.

Chairperson Nesser asked Susan Kreun to see Rudy Esquivias in regards to her concerns about drainage and wall issues; and commented on some of the concerns of some of the other speakers.

Chair Nesser closed the Public Hearing.

Charles Duck addressed the commission to clarify some of the comments made by the speakers.

Chair Nesser re-opened the Public Hearing.

Jeff Stachar, 1860 E. Broadway, Apache Junction; Reggie Kollinger, 820 W. 10th Avenue, Apache

Junction; addressed the commission regarding allegations of decisions made to financially benefit the developer, and the pool.

Chair Nesser asked Senior Planner Rudy Esquivias to clarify some items to the commission. Senior Planner Esquivias and Director Kirch went over some questions with the commission.

Chair Nesser closed the Public Hearing.

The commission and staff discussed the issues expressed during the public hearing.

Commissioner Heck made a motion to continue the public hearing to May 10, 2016 Regular Meeting. Commissioner Buzzin seconded the motion. The motion to continue the public hearing passed with a 5-1 vote.

6. Old Business

None.

7. New Business

None.

8. Information and Reports

None.

9. Director's Report

Development Services Director Larry Kirch reminded the commission that ASU Capstone Class would be giving their multi-modal report to the City Council on May 3, 2016 at 7:00 p.m. in the City Council Chambers.

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

Yes: 6 - Chairperson Nesser, Commissioner Schroeder, Commissioner Buzzin, Commissioner Heck, Commissioner Howard and Commissioner Frank

No: 0

Excused: 1 - Vice Chair Hill

Commissioner Frank motioned and Commissioner Howard seconded to hold Regular Meetings on May 10 and May 24, 2016, at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard. The motion passed with a 6-0 vote.

11. Call to the Public

None.

12. Adjournment

Meeting adjourned at 8:42 p.m.

Theresa Nesser
Chairperson