



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, August 9, 2016

7:00 PM

City Council Chambers

1. Call to Order

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

2. Pledge of Allegiance

Chairperson Nesser led the Pledge of Allegiance.

3. Roll Call

Present 5 - Chairperson Nesser
 Commissioner Schroeder
 Commissioner Buzzin
 Commissioner Howard
 Commissioner Frank

Excused 2 - Vice Chair Hill
 Commissioner Heck

Staff present:
City Attorney Joel Stern
Senior Planner Rudy Esquivias
Assistant Planner Stephanie Bubenheim

4. Consent Agenda

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

No: 0

Excused: 2 - Vice Chair Hill and Commissioner Heck

Commissioner Schreoder made a motion to accept the Consent Agenda and approve the minutes of the April 26, 2016, meeting as presented. Commissioner Frank seconded the motion. The Planning and Zoning Commission accepted and approved the Consent Agenda and the minutes as presented.

[16-184](#) Consideration of approval of agenda.

[16-185](#) Consideration of approval of regular meeting minutes of April 26, 2016.

5. Call to the Public

None.

6. Public Hearings

[16-359](#) Presentation, consideration, public hearing and action on case PZ-8-16, a proposed city-initiated rezoning of a 0.5-acre property owned by Ronald J. Dwyer, located at 2428 W. Broadway Avenue, from Medium Density Single-family Detached Residential, Conventional or Manufactured Homes Permitted ("RS-10M") to General Business District ("B-1"). The purpose of the rezoning is to correct the inadvertent rezoning of the property from commercial to residential with the adoption of the city's new zoning ordinance and zoning districts maps in May of 2014.

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

No: 0

Excused: 2 - Vice Chair Hill and Commissioner Heck

Senior Planner Rudy Esquivias gave a presentation to the commission on case PZ-8-16, a proposed city-initiated rezoning of a 0.5-acre property owned by Ronald J. Dwyer, located at 2428 W. Broadway Avenue, from Medium Density Single-family Detached Residential, Conventional or Manufactured Homes Permitted ("RS-10M") to General Business District ("B-1"). The purpose of the rezoning is to correct the inadvertent rezoning of the property from commercial to residential with the adoption of the city's new zoning ordinance and zoning districts maps in May of 2014.

Commission members asked for clarification on parking requirements. Senior Planner Esquivias commented that parking spaces are not needed on this project.

Chair Nesser asked if the applicant had any comments. Mr. Dwyer had no comments.

Chair Nesser opened up the public hearing. No public comments were recieved.

Commissioner Frank made a motion to recommend to the Apache Junction City Council the approval of the rezoning case PZ-8-16 with one condition. Commissioner Howard seconded the motion. The commission approved the motion with a 5-0 vote.

[16-361](#) Presentation, public hearing, and action on case PZ-7-16, a city-initiated corrective rezoning, represented by Denise Veneklasen, on a proposed rezoning from Medium Density Single-Family Detached Residential, Conventional or Manufactured Home Permitted ("RS-20M") to Low Density Single-Family Detached Residential, Conventional or Manufactured Home Permitted ("RS-54M"), a 2.5 gross acre site, located at 1080 E. Scenic Street, for the purpose of correcting the zoning.

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

No: 0

Excused: 2 - Vice Chair Hill and Commissioner Heck

Assistant Planner Stephanie Bubenheim gave a presentation to the commission on case PZ-7-16, a city-initiated corrective rezoning, represented by Denise Veneklasen, on a proposed rezoning from Medium Density Single-Family Detached Residential, Conventional or Manufactured Home Permitted ("RS-20M") to Low Density Single-Family Detached Residential, Conventional or Manufactured Home Permitted ("RS-54M"), for a 2.5 gross acre site, located at 1080 E. Scenic Street, for the purpose of correcting the zoning.

Chair Nesser asked if the applicant had any comments. Ms. Veneklasen had no comments.

Chair Nesser opened the Public Hearing.

With no one wishing to be heard Chair Nesser closed the Public Hearing.

Commissioner Frank made a motion to recommend to the Apache Junction City Council the approval of the rezoning case PZ-7-16 with one condition. Commissioner Buzzin seconded the motion. The commission approved the motion with a 5-0 vote.

7. Old Business

None.

8. New Business

None.

9. Information and Reports

None.

10. Director's Report

None.

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

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

No: 0

Excused: 2 - Vice Chair Hill and Commissioner Heck

Commissioner Schroeder motioned and Commissioner Buzzin seconded to hold a Regular Meeting on August 23, 2016, at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.

12. Adjournment

Adjournment:

Meeting adjourned at 7:22 p.m.

Theresa Nesser
Chairperson