



# 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*

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Tuesday, May 10, 2016

7:00 PM

City Council Chambers

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### 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**            1 -    Commissioner Heck

**Absent**              1 -    Vice Chair Hill

#### Staff present:

City Attorney Joel Stern

Senior Planner Rudy Esquivias

Director Larry Kirch

Development Services Project Engineer Sam Jarjice

Planning Intern Jesse Reginer

### 4. Consent Agenda

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

**No:**                0

**Excused:**        1 -    Commissioner Heck

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Commissioner Frank made a motion to accept the Consent Agenda and approve the minutes of the April 12, 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.

[16-250](#)                      Consideration of approval of agenda.

[16-251](#)                      Consideration of approval of regular meeting minutes of April 12, 2016.

## 5.      Public Hearings

[16-246](#)                      Presentation, discussion, public hearing and action on case PZ-6-16, a planned development major amendment request by Superstition Commons LLC, represented by Charles Duck, to change the last five buildings (Buildings 10 through 14) at Superstition Commons Townhomes Subdivision (formerly "The Haystacks"), zoned RM-1/PD (High Density Multi-family Residential by Planned Development), from single-story basement townhomes to two-story townhome units, on the +/-5-acre property located at 854 S. San Marcos Drive. (This item was continued from the April 26, 2016 meeting.)

**Yes:**                      3 -      Commissioner Schroeder, Commissioner Buzzin and Commissioner Frank

**No:**                      2 -      Chairperson Nesser and Commissioner Howard

**Excused:**              1 -      Commissioner Heck

Planning Intern Jesse Reginer gave a presentation to the commission on case PZ-6-16, a planned development major amendment request by Superstition Commons LLC, represented by Charles Duck, to change the last five buildings (Buildings 10 through 14) at Superstition Commons Townhomes Subdivision (formerly "The Haystacks"), zoned RM-1/PD (High Density Multi-family Residential by Planned Development), from single-story basement townhomes to two-story townhome units, on the +/-5-acre property located at 854 S. San Marcos Drive.

Planning Intern Reginer explained to the commission the planned development conditions that would be revised to allow for the major amendment to the subdivision.

Senior Planner Rudy Esquivias reminded the commission that the city's Development Services Project Engineer was in attendance if there were any questions regarding drainage issues.

Project Engineer Sam Jarjice presented historical information regarding the wash and drainage of both Superstition Commons Townhomes and the surrounding properties.

Charles Duck, representing Superstition Commons, addressed the commission. He answered the commission's questions regarding height issues, footprint issues, wall and footing issues, and lighting issues. Mr. Duck also explained how real estate appraisals work.

Chair Nesser opened the Public Hearing.

Robert Lewis, of 896 W. 10th Ave.; Frank Schoenbeck, 525 E. Fred Ave.; Christopher Rogalski, 893 W. 10th Ave.; Anna Taylor, 837 W. 10th Ave.; Drew Griner, 968 W. 10th Ave.; Lisa Frizee, 854 S. San Marcos Ave.; Reggie Kollinger, 820 W. 10th Ave.; Allison Rocalski 893 W. 10th Ave.; and David Amaral, 860 W. 10th Ave. spoke in opposition of approving the case.

Chair Nesser closed the Public Hearing.

Mr. Duck addressed the commission and explained that eventually something will be built at the site whether they are one story or two story homes.

The commission had a discussion with staff regarding the case.

Commissioner Frank made a motion to deny the amendment request.

Commissioner Schroeder seconded the motion. Motion for denial passed with a 3-2 vote.

## **6. Old Business**

None.

## **7. New Business**

None.

## **8. Information and Reports**

None.

## **9. Director's Report**

Development Services Director Larry Kirch advised the commission that staff will be participating in the final meeting for the land use plan for the Phoenix Mesa Gateway Airport. The meeting is on May 24th from 2:00 to 4:00pm.

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

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

**No:** 0

**Excused:** 1 - Commissioner Heck

Commissioner Frank motioned and Commissioner Buzzin seconded to hold a Regular Meeting on May 24, 2016, at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard and to hold a Regular Meeting on June 14, 2016, at 7:00 p.m. at the same location.

## **11. Call to the Public**

None.

## **12. Adjournment**

Meeting adjourned at 8: 35 p.m.

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Theresa Nesser  
Chairperson