



# 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*  
*Luciano Buzzin, Commissioner*  
*Michael Frank, Commissioner*  
*Peter Heck, Commissioner*  
*Willie Howard, Commissioner*  
*Robert Schroeder, Commissioner*

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Tuesday, September 13, 2016

7:00 PM

City Council Chambers

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### 1. Call to Order

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

### 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

### 4. Consent Agenda

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

No:                                0

Commissioner Heck made a motion to accept the Consent Agenda and approve the minutes of the May 10, 2016 and August 9, 2016 meetings as presented. Commissioner Buzzin seconded the motion. The Planning and Zoning Commission accepted and approved the Consent Agenda and the minutes as presented.

[16-425](#)                              Consideration of approval of agenda.

[16-426](#)                              Consideration of approval of regular meeting minutes for May 10, 2016 and August 9, 2016.

### 5. Public Hearings

[16-435](#)                              Public hearing, presentation, discussion and consideration of

proposed Ordinance No. 1436, case PZ-9-16, a city-initiated corrective rezoning for a 0.28-acre property at 1081 S. Meridian Drive, owned by Aristeo and Marbella Tovar, from Medium/High Density Single-family Detached Residential, Conventional or Manufactured Home Permitted (RS-7M) to General Commercial Zone by Planned Development (B-1/PD). This corrective rezoning seeks to re-assign a commercial district by planned development for an existing American Family Insurance Agency and future commercial development opportunities on a property that was inadvertently rezoned to residential.

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

**No:** 0

Assistant Planner Stephanie Bubenhiem gave a presentation to the commission on proposed Ordinance No. 1436, case PZ-9-16, a city-initiated corrective rezoning for a 0.28-acre property at 1081 S. Meridian Drive, owned by Aristeo and Marbella Tovar, from Medium/High Density Single-family Detached Residential, Conventional or Manufactured Home Permitted (RS-7M) to General Commercial Zone by Planned Development (B-1/PD). This corrective rezoning seeks to re-assign a commercial district by planned development for an existing American Family Insurance Agency and future commercial development opportunities on a property that was inadvertently rezoned to residential.

Commissioner Heck asked if the uses from the last Ordinance were still uses that are applicable for this type of property today. Assistant Planner Stephanie Bubenheim commented that the uses that were previously approved are applicable for the zoning and neighborhood area today.

Chair Nesser asked if the applicant had any comments. Mr. Tovar stated that he was never notified the zoning changed and is currently renewing the business license. Mr. Tovar asked if the process could be quicker because the property is for sale.

Chair Nesser asked staff if anything could be done, Development Services Director Larry Kirch stated the case is going to city council next week September 20th and the rezoning becomes effective after 30 days from approval.

Chair Nesser opened the Public Hearing.

There being no public comments, Chair Nesser closed the Public Hearing.

The commission had a discussion about the time frame for condition #2; a time frame of 60 days from today was decided.

Commissioner Heck made a motion to recommend to the Apache Junction City Council the approval of rezoning case PZ-9-16 with both conditions and deadline for landscaping on November 14, 2016 (60 days from the date of this meeting). Commissioner Frank seconded the motion. The commission approved the motion with a 6-0 vote.

## **6. Old Business**

None.

## **7. New Business**

None.

**8. Information and Reports**

None.

**9. Director's Report**

The city council will be appointing members to the boards and commissions next Monday and Tuesday. Rudy Esquivias and Stephanie Bubenheim will be attending a two-day form based code workshop at the end of the month. Our recent change in fees will be reflected in new application forms and a new deadline chart. We have hired two new planning interns, one of which is here tonight, Lindsay Bresnahan. Suleima Barrera was hired also and both are ASU graduates in the Urban Planning Program and they will be presenting future cases before the Commission.

**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

Commissioner Heck motioned and Commissioner Howard seconded to hold a Regular Meeting on September 27, 2016 in the City Council Chambers located at 300 E. Superstition Boulevard and to hold a Regular meeting on October 11, 2016 at 7:00 P.M. at the same location.

**11. Call to the Public**

None.

**12. Adjournment**

Meeting adjourned at 7:23pm.

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Theresa Nesser  
Chairperson