



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
Peter Heck, Vice Chair
Luciano Buzzin, Commissioner
Michael Frank, Commissioner
Willie Howard, Commissioner
Michael McGraw, Commissioner
Robert Schroeder, Commissioner

Tuesday, March 14, 2017

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 7 - Chairperson Nesser
 Commissioner Buzzin
 Vice Chair Heck
 Commissioner Howard
 Commissioner Frank
 Commissioner Schroeder
 Commissioner McGraw

Staff present:
City Attorney Joel Stern
Director Larry Kirch
Senior Planner Rudy Esquivias

4. Consent Agenda

Yes: 7 - Chairperson Nesser, Commissioner Buzzin, Vice Chair Heck, Commissioner
 Howard, Commissioner Frank, Commissioner Schroeder and Commissioner
 McGraw

No: 0

Vice Chair Heck made a motion to accept the Consent Agenda and approve the minutes of the February 14, 2017 meeting as presented. Commissioner Buzzin seconded the motion. The Planning and Zoning Commission accepted the Consent Agenda and approved the minutes as presented.

[17-103](#) Consideration of approval of agenda.

[17-104](#) Consideration of approval of regular meeting minutes for February 14, 2017.

5. Call to the Public

None.

6. Public Hearings

None.

7. Old Business

None.

8. New Business

[17-102](#) Presentation and discussion on case CUP-2-17, a proposed conditional use permit application from VIP Park, LLC, Grace Johnston, Statutory Agent, represented by Stephen Sesedor, Architect, requesting to be allowed to expand the existing, B-1 (General Commercial)-zoned, VIP RV Storage lot business at 401 S. Ironwood Drive; and proposing to construct landscape and screening property improvements, among other property improvements. City ordinances require a conditional use permit approval from the city's Planning and Zoning Commission for an outdoor storage use.

Senior Planner Esquivias gave a presentation on case CUP-2-17, a proposed conditional use permit application from VIP Park, LLC, Grace Johnston, Statutory Agent, represented by Stephen Sesedor, Architect, requesting to be allowed to expand the existing, B-1 (General Commercial)-zoned, VIP RV Storage lot business at 401 S. Ironwood Drive; and proposing to construct landscape and screening property improvements, among other property improvements. City ordinances require a conditional use permit approval from the city's Planning and Zoning Commission for an outdoor storage use.

Chair Nesser asked Senior Planner Esquivias for clarification on the physical location of the expansion. Senior Planner Esquivias clarified the location.

Vice Chair Heck asked if the drawings represent improvements along 4th Avenue. Senior Planner Esquivias confirmed the improvements would be made on 4th Avenue, as well as the Ironwood frontage.

Vice Chair Heck asked about the businesses located to the north of this business. Senior Planner Esquivias explained that the businesses north of this location have the same limitations as this one.

Commissioner McGraw asked if the lot was too small for commercial buildings. Senior Planner Esquivias explained that no one else has presented a plan for this property. Commissioner McGraw feels that this isn't a prudent use for the property. Senior Planner Esquivias explained that the new owners are the only entity to contact him and spend money on a design for the location.

Commissioner Buzzin asked if there is a gate on the south side. Senior Planner Esquivias stated that they would have an entrance on the south side.

Commissioner Schroeder asked if there was going to be an entrance on Ironwood Drive. Senior Planner Esquivias explained that there would be.

Commissioner McGraw asked how many storage lots there were in Apache Junction. Senior Planner Esquivias replied that there are 19 storage lots. Director Kirch added that during the summer months the storage lots are emptier and during the winter months they are fuller.

Director Kirch presented a google map of the property.

Commissioner Schroeder asked for clarification on the size of the vacant lot and if there would be a safety issue with the size of the lot and multiple RV's pulling in at the same time. Senior Planner Esquivias explained that engineering hasn't asked for additional deceleration lanes. He also explained that it is a storage facility, tenants won't be coming and going on a regular basis and traffic isn't a concern for this type of property usage.

Commissioner Schroeder asked for clarification on the main entrance of the storage lot. Director Kirch said the main entrance for the storage lot is on Ironwood Drive.

Commissioner McGraw asked if a revenue study on RV storage lots has been done. Senior Planner Esquivias replied that a study hasn't been done.

Vice Chair Heck asked if VIP RV Park owns the same group. Senior Planner Esquivias confirmed they did.

Commissioner McGraw asked staff to research the revenue generated from this type of business. Director Kirch replied that there may be issues receiving this type of information from the city clerk's office. Director Kirch added that there is limited information available on the amount of property tax is collected but where sales tax is concerned it would be harder to get the information. City Attorney Stern explained that Title 42 prohibits the city clerk from sharing the information with anyone. Commissioner McGraw withdrew his request after the information provided by staff.

9. Information and Reports

Director Kirch discussed the EPA meeting the commission was invited to on Wednesday, March 29th. He invited the commissioners to the meeting on Thursday, March 30th. This meeting will discuss infill strategies and downtown revitalization.

10. Director's Report

Director Kirch reported that staff are working on the items as directed by the city council which includes the wireless code, subdivision code and zoning code.

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

Yes: 7 - Chairperson Nesser, Commissioner Buzzin, Vice Chair Heck, Commissioner Howard, Commissioner Frank, Commissioner Schroeder and Commissioner McGraw

No: 0

Vice Chair Heck motioned and Commissioner Schroeder seconded to hold a Regular Meeting on

March 28, 2017, at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.

12. Adjournment

Adjournment:

Meeting adjourned at 7:40 p.m.

Theresa Nesser
Chairperson