



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 28, 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 28, 2017 and March 14, 2017 meetings as presented. Commissioner Buzzin seconded the motion. The Planning and Zoning Commission accepted the Consent Agenda and approved the minutes as presented.

[17-122](#) Consideration of approval of agenda.

[17-123](#) Consideration of approval of regular meeting minutes for February 28, 2017 and March 14, 2017.

5. Call to the Public

None.

6. Public Hearings

[17-115](#) Presentation, discussion, public hearing and decision on case CUP-2-17, a proposed conditional use permit application from VIP Park, LLC, Grace Johnston, Statutory Agent, represented by Stephen Sedor, 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.

Yes: 5 - Chairperson Nesser, Commissioner Buzzin, Vice Chair Heck, Commissioner Frank and Commissioner McGraw

No: 2 - Commissioner Howard and Commissioner Schroeder

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 Sedor, 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.

Grace Johnston, Statutory Agent of VIP Park, LLC, gave a presentation on case CUP-2-17 to the commission.

Russell Warner addressed the commission as to why he thought a storage lot was the best use for the property at 401 S. Ironwood Drive.

Chair Nesser asked Ms. Johnston how many RVs will be stored on the expanded lot. Ms. Johnston replied about 50 more than the property currently holds.

Chair Nesser also asked what the charges for storage are with the improvements and how a company could be run on that kind of income. She also commented on the city income on sales taxes for RV storage lots.

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Mr. Warner added that they would be able to charge more rent if the property improvements are approved.

Chair Nesser opened up the Public Hearing.

Ed West, 401 S. Ironwood Dr., #67, commented that the owners care and are involved in the everyday operation of the business. He added that the improvements will draw a better clientele because it looks better.

Steven Sedor, 4526 E. La Marsh Ave., Phoenix, addressed the commission in support of the improvements to the property. He also identified himself as the architect for the project.

Chair Nesser closed the Public Hearing.

Chair Nesser asked Senior Planner Esquivias what the impact to the community is if this project were to be approved. She asked if this wasn't an RV storage what would be ideal for this property. Senior Planner Esquivias responded that staff would like to work with an architect on easing some of the problems dealing with zoning issues and find a project that would work on this property. He stated that staff would like to think there are other opportunities for this property. This is the first plan staff has received of a possible improvement for this property. Director Kirch added newer developments are not allowing RV storage in the CCRs. He added that Apache Junction city leaders should decide if they want to host more RV storage facilities in the future as the city already has 19. He believes that the General Plan should be followed and not allow for more of these developments.

Commissioner Schroeder commented that it is this or nothing.

Commissioner McGraw asked when the street improvements on Ironwood were completed. Senior Planner Esquivias answered they were completed less than a year ago.

The commission discussed the item.

City Attorney Stern let the commission know the approval or denial must include a motion based on the criteria for a Conditional Use Permit (1-16-12 A through D) and the Zoning Ordinance.

Chair Nesser called for a motion.

Vice Chair Heck moved that the Planning and Zoning Commission deny case CUP-2-17, a request for a Conditional Use Permit by VIP Park LLC, Grace Johnston, Statutory Agent, represented by Stephen Sedor, Architect, requesting to expand the existing B-1 (General Commercial)-zoned, VIP RV Storage lot facility at 401 S. Ironwood Drive, for the following reasons: 1) The proposed RV storage lot expansion, another +/-600 feet to the south, is inappropriate for an emerging and developing central city, commercial core area, in which the city has invested with substantial infrastructure improvements; 2) The city would prefer to see the property developed with vibrant, job-generating and/or sales tax generating businesses such as restaurants, shops and other businesses which will contribute to a downtown, mixed use corridor; 3) The RV storage lot expansion is not conducive to attracting other quality businesses to the Ironwood corridor; and, 4) Based upon the staff report, evidence discovered through the public hearings process and based on recommendations from various city staff, and finding through a review of the city's general plan goals, objectives and policies, that the proposal is inconsistent with the general plan. Commissioner Frank seconded the motion. The commission approved the motion to deny with a 5-2 vote.

7. Old Business

None.

8. New Business

None.

9. Information and Reports

Director Kirch reminded the commission of the infill open house is from 6:00pm to 7:30pm on

Wednesday evening and also an all day meeting on Thursday on the same.

10. Director's Report

None.

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

Vice Chair Heck motioned and Commissioner McGraw seconded to hold Regular Meeting on April 11, 2017, at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.

12. Adjournment

Meeting adjourned at 8:47 p.m.

Theresa Nesser
Chairperson