



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, June 27, 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
Development Services Director Larry Kirch
Development Services Senior Planner Rudy Esquivias
Development Services Project Engineer Sam Jarjice

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 May 9, 2017 meeting as presented. Commissioner Buzzin seconded the motion. The Planning and Zoning Commission accepted and approved the Consent Agenda and the minutes as presented.

[17-269](#)

Consideration of approval of agenda.

[17-270](#)

Consideration of approval of regular meeting minutes for May 9, 2017.

5. Call to the Public

None.

6. Public Hearings

None.

7. Old Business

None.

8. New Business[17-264](#)

Presentation, discussion, and consideration of case AM-1-17, a city-initiated text amendment to the Apache Junction City Code Volume II: Land Development Code, Chapter 2: Subdivision Regulations. The text amendment proposes to re-format the chapter and update subdivision regulations and procedural policies. The "Subdivision Regulations" title is to be changed to "Subdivision and Minor Land Division Regulations." Other updates include, but are not limited to, adding regulations for lot line adjustments, condominiums, and assurances. Conditions and requirements for a preliminary plat and final plat have become an appendix to the chapter.

Director Larry Kirch discussed the changes to the subdivision regulations that will be presented during this evenings meeting.

Project Engineer Sam Jarjice gave a presentation on case AM-1-17, a city-initiated text amendment to the Apache Junction City Code Volume II: Land Development Code, Chapter 2: Subdivision Regulations. The text amendment proposes to re-format the chapter and update subdivision regulations and procedural policies. The "Subdivision Regulations" title is to be changed to "Subdivision and Minor Land Division Regulations." Other updates include, but are not limited to, adding regulations for lot line adjustments, condominiums, and assurances. Conditions and requirements for a preliminary plat and final plat have become an appendix to the chapter.

During the presentation, Director Kirch asked City Attorney Stern to explain the term "construction" in relation to this discussion. City Attorney Stern explained in this discussion and some parts of the document the word "construction" relates to the construction of the document.

Director Kirch and Project Engineer Jarjice continued their discussion with the commission on the text amendments.

The commission requested a clean version of the changes to review. Director Kirch said a clean copy will be sent to them as soon as possible. The commission will discuss the item again at the next meeting.

9. Information and Reports

None.

10. Director's Report

None.

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 July 25, 2017, at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.

12. Adjournment

Adjournment:

Meeting adjourned at 8:22 p.m.

Theresa Nesser