



# 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*

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Tuesday, July 25, 2017

7:00 PM

City Council Chambers

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### 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 June 27, 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.

[17-291](#) Consideration of approval of agenda.

[17-292](#) Consideration of approval of regular meeting minutes for June 27, 2017.

**5. Call to the Public**

None.

**6. Public Hearings**

None.

**7. Old Business**

[17-293](#) 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.

The commission had no questions or discussion on the changes to the subdivision regulations. Chair Nesser provided staff with her notes (mostly formatting and grammatical corrections) she had made on some of the pages.

Director Kirch and the commission discussed the timelines for the future meeting dates for the Planning and Zoning Commission public hearings and city council presentation dates.

**8. New Business**

None.

**9. Information and Reports**

None.

**10. Director's Report**

Director Kirch reminded those commission members whose terms are over at the end of October 31, 2017 to complete the boards and commissions application if they would still like to serve on the commission.

Director Kirch also told the commission that the EPA report should be given to the city in a week. Those that participated in the exercise should be contacted by Janine Solley in the near future to discuss the report.

**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 Buzzin seconded to hold a Regular Meeting on August 8, 2017, at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.

**12. Adjournment**

**Adjournment:**  
Meeting adjourned at 7:18 p.m.

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Theresa Nesser  
Chairperson