



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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Tuesday, September 26, 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 5 - Chairperson Nesser
 Commissioner Buzzin
 Vice Chair Heck
 Commissioner Howard
 Commissioner McGraw

Absent 2 - Commissioner Frank
 Commissioner Schroeder

Staff present:

City Attorney Joel Stern

Development Services Director Larry Kirch

Development Services Senior Planner Rudy Esquivias

4. Consent Agenda

approved

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

No: 0

Vice Chair Heck moved that the Planning and Zoning Commission accept the Consent Agenda as presented and approve the meeting minutes from the August 22, 2017 Regular meeting. Commissioner Buzzin seconded the motion. The Planning and Zoning Commission accepted and approved the Consent Agenda and the minutes as presented.

[17-404](#)

Consideration of approval of agenda.

[17-368](#)

Consideration of approval of regular meeting minutes for August 22, 2017.

Attachments: [PZ Meeting Minutes 08222017](#)

5. Call to the Public

Mr. Mehmood Mohiuddin, 2304 N. Cortez, Apache Junction addressed the commission to request the city change its zoning code to allow 5-6 events per year at his establishment as part of a CUP approval and without a requirement to upgrade the on-site sanitary septic system.

Commissioner McGraw directed staff to place this item on a future agenda for discussion.

6. Public Hearings

None.

7. Old Business

None.

8. New Business

None.

[17-396](#)

Presentation and discussion of case AM-2-17, a city-initiated text amendment to the Apache Junction City Code Volume II: Chapter 1: Zoning Code, Article 1-11 Sign Regulations. Staff will present proposed amendments to Article 1-11: Sign Regulations.

Attachments: [Sign Code Revisions for PZ 9-12-17 Ver. 2.0](#)

Director Kirch presented case AM-2-17, a city-initiated text amendment to the Apache Junction City Code Volume II: Chapter 1: Zoning Code, Article 1-11 Sign Regulations.

Chair Nesser asked Director Kirch about how clutter will be defined. Director Kirch answered that there is an aesthetic aspect to sign regulations. Communities are still allowed to regulate things such as proliferation of signs, discontinued signs, non-conforming signs. These all add to what can be considered visual clutter. City Attorney Stern added that many communities leave the definition up to the code officer. He added that it is sometimes difficult to define every single word in the document because it would go on too long. He also added that one would go by what is a reasonable definition of visual clutter. He reminded the commission that staff is here to assist and will change the document according to their wishes.

Vice Chair Heck asked for clarification on what is allowed on signs. Director Kirch said our code no longer governs what can be put on a sign, it no longer requires that it be a commercial message. Vice Chair Heck asked if the city can regulate what the sign says. Director Kirch said the city can't regulate what is put on a sign except for hate speech.

Director Kirch explained additional recommended changes to the sign code regulations.

Chair Nesser asked if prohibited portable signs include a-frame signs. Director Kirch answered it does include a-frame signs except for B-3 zoning district which is downtown.

Chair Nesser asked if the code prohibits inflatable signs or moving air filled signs. Director Kirch

said attention getting signs or devices are prohibited which these types of signs would be considered.

Chair Nesser asked about signs located on buses and vans. Director Kirch said these types of signs would be considered vehicle signs.

Director Kirch explained additional recommended changes to the sign code regulations.

Chair Nesser asked if political signs at residences were the same as other signs - only one allowed. Director Kirch said that it's a permanent sign. Political signs aren't regulated on residential property.

Director Kirch explained additional recommended changes to the sign code regulations.

Chair Nesser asked about situations where there may be two story residential neighborhoods where the first story is one business and the second story is a second business. She asked how the signs would be handled in that situation. Director Kirch said that can be discussed when the zoning code is amended. He added this isn't anything at this point that would stop someone from having two businesses in their house.

Director Kirch and the commission continued their discussion on the recommended changes to the sign code regulations.

[17-403](#)

Presentation and discussion of case AM-3-17. a city-initiated text amendment to the Apache Junction City Code Volume II: Chapter 1: Zoning Code, Article 1-5 Residential Bulk Regulations, Section 1-5-2 Residential Bulk Regulations. Staff will present proposed amendments to allow porches in the front setback in residential zoning districts.

Attachments: [Porches and Patio Covers -Front Yard Setback Draft Ord 9-20-17 \(003\)](#)

Director Kirh gave a resenatation of case AM-3-17. a city-initiated text amendment to the Apache Junction City Code Volume II: Chapter 1: Zoning Code, Article 1-5 Residential Bulk Regulations, Section 1-5-2 Residential Bulk Regulations.

Director Kirch and the commission discussed the previoulsy proposed amendments to the city zoning code.

9. Information and Reports

None.

10. Director's Report

Director Kirch announced that there is a new commissioner starting soon.

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

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

No: 0

Vice Chair Heck made a motion that the Planning and Zoning Commission hold a Special Work

Session on October 10th, 2017 at 5:00 pm and hold a Regular Meeting on October 10th, 2017 At 7:00 pm in the Apache Junction City Council Chambers located at 300 E. Superstition Boulevard. Commissioner Howard seconded the motion. The commission approved the motion with a 5-0 vote.

12. Adjournment

Adjournment:

Meeting adjourned at 9:12 p.m.

Theresa Nesser
Chairperson