



# 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*  
*Michael Frank, Commissioner*  
*Willie Howard, Commissioner*  
*Steve Kridler, Commissioner*  
*Michael McGraw, Commissioner*  
*Robert Schroeder, Commissioner*

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Tuesday, February 27, 2018

7:00 PM

City Council Chambers

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### REVISED AGENDA February 22, 2018

#### 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 Frank  
   Commissioner Schroeder  
   Commissioner McGraw  
   Vice Chair Heck  
   Chairperson Howard  
   Commissioner Kridler

Staff present:  
City Attorney Joel Stern  
Development Services Senior Planner Rudy Esquivias  
Senior Economic Development Specialist E'lan Vallender

#### 4. Consent Agenda

approved

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

No:                                0

Vice Chair Heck moved that the Planning and Zoning Commission accept the agenda as presented. Commissioner Schroeder seconded the motion. The motion passed with a 7-0 vote.

## 5. Public Hearings

None.

## 6. Old Business

None.

## 7. New Business

### [18-086](#)

Presentation and discussion of the Old West Highway Redevelopment Area Improvement Plan.

**Attachments:**

[P&Z Memo](#)

[OWH-RA V4](#)

[Resolution 18-\\_\\_\\_\\_\\_ Designating SCBD DRAFT](#)

[Resolution 18-\\_\\_\\_\\_\\_ OWH-RA Establishment DRAFT](#)

[Resolution 18-\\_\\_\\_\\_\\_ OWH-RA Plan DRAFT](#)

[Resolution 18-\\_\\_\\_\\_\\_ Rescinding Replacing Crossroads RDA DRAFT](#)

Senior Economic Development Specialist Vallender gave a presentation on the Old West Highway Redevelopment Plan.

Chair Nesser asked why one area is chosen over others. Senior Economic Development Specialist Vallender answered that the reason why this area was selected was to utilize our single central business district and the tools that become available through G-PLET and other federal funds. He added that the single central business district is limited to size based on the entire size of the city so only a certain percentage of the overall acreage of the city can be in a single central business district. He also added that what staff is doing is continuing to allow the "Cross Roads" area to be included in the redevelopment area and therefore the tools would be accessible to downtown incentivisation and development.

Commissioner McGraw asked Senior Economic Development Specialist Vallender about the written recommendations he is requesting. He explained how the request aligns with the current general plan. Senior Economic Development Specialist Vallender asked City Attorney Stern for recommendation on the written recommendations. City Attorney Stern explained that the commission will have to look at the general plan and how the redevelopment area has to comply with that plan.

Commissioner Howard asked why some properties north of Superstition Boulevard were included in the plan. Senior Economic Development Specialist Vallender said staff wanted to make sure those properties were included as infill development opportunities.

Commissioner Kridler asked if the renaming and redistricting change the grant status or if allows for additional dollars. Senior Economic Development Specialist Vallender replied that his understanding is that the allotment of CDBG grant funds are not affected by the realigning of boundaries as city council decides where the funds will be utilized. Commissioner Kridler asked if there is funding included for code compliance. Senior Economic Development Specialist Vallender replied that there isn't any funding specified for the project. He added that council decides what is a priority for the funds.

Vice Chair Heck asked how the DRIS fits in with this and the general plan. Senior Economic Development Specialist Vallender replied that they all work together.

The commission discussed how the recommendations will be presented at the next meeting.

Having no further questions from the commission, Chair Nesser closed the discussion.

## **8. Information and Reports**

None.

## **9. Director's Report**

Senior Planner Esquivias reminded the commission that Assistant Planner Bubenheim is no longer with the city.

## **10. Selection of Meeting Dates, Times, Location and Purpose** approved

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

**No:**                    0

Vice Chair Heck motioned that the Planning and Zoning Commission hold a regular meeting on March 13, 2018 at 7:00 pm in the Apache Junction City Council Chambers location at 300 E. Superstition Boulevard. Commissioner Schroeder seconded the motion. The motion passed with a 7-0 vote.

## **11. Call to the Public**

Chair Nesser opened Call to the Public.

Duane Schlemmer, 786 E. Navajo, Apache Junction, addressed the commission regarding he's new to the community.

## **12. Adjournment**

Adjournment:  
Meeting adjourned at 7:33 p.m.

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Theresa Nesser  
Chairperson