



# 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  
[www.ajcity.net](http://www.ajcity.net)  
Ph: (480) 982-8002

[www.ajcity.net](http://www.ajcity.net)  
P: (480) 474-5083  
F: (480) 982-7010

*Theresa Nesser, Chair*  
*Peter Heck, Vice Chair*  
*Michael Frank, Commissioner*  
*Willie Howard, Commissioner*  
*Steve Kridler, Commissioner*  
*Michael McGraw, Commissioner*  
*Robert Schroeder, Commissioner*

---

Tuesday, August 14, 2018

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

Staff present:

Joel Stern, City Attorney  
Larry Kirch, Development Services Director  
Rudy Esquivias, Senior Planner  
Sidney Urias, Planner

### 4. Consent Agenda

Chair Nesser called for changes or comments on the agenda or minutes.

Commissioner Kridler expressed his displeasure in the lack of details in the minutes.

Having no further comments, Chair Nesser called for a motion.

A motion was made by Vice Chair Heck, seconded by Commissioner Schroeder, that the Planning and Zoning Commission accept the agenda as presented and approve the minutes from the July 24, 2018 regular meeting. Approved in a vote of 6 in favor and 1 opposed. (Yes: Heck, McGraw, Nesser, Frank, Howard, Schroeder. No: Kridler.)

[18-354](#) Consideration of approval of agenda.

[18-356](#) Consideration of approval of regular meeting minutes of July 24, 2018.

Attachments: [PZ Meeting Minutes 07242018](#)

**5. Public Hearings**

None.

**6. Old Business**

None.

**7. New Business**

[18-350](#) Presentation and discussion of cases GPA-1-18 and PZ-2-18, by Amerco Real Estate Company and U-Haul International LLC, represented by David Pollock. GPA-1-18 is a proposed general plan land use map amendment to redesignate 50 acres of a 78-acre property at the southeast corner of US60 and S. Idaho Road, from Community Commercial to Light Industrial/Business Park. PZ-2-18 is the companion rezoning case to the map amendment, proposing to rezone the 50 acre property from B-1/PD (General Commercial by Planned Development) to B-5/PD (Light Industrial/Business Park by Planned Development).

Attachments: [GPA-1-18 & PZ-2-18 PZ WS 8-14-18 rep](#)  
[GPA-1-18 & PZ-2-18 PZ WS exhibits](#)

Senior Planner Esquivias gave a presentation on cases GPA-1-18 and PZ-2-18, a request by Amerco Real Estate Company and U-Haul International LLC, to redesignate and rezone an area located at the southeast corner area of the US60 and S. Idaho Road.

Senior Economic Development Specialist Vallender addressed the commission in support of the request.

The commission and staff discussed light industrial and tax revenue for the city; having light industrial instead of retail so close to the freeway; if this corporate store will put smaller stores out of business; and how many acres were included in the rezoning request.

The commission questioned the intent of the owner for the property. Staff said they've been given conceptual drawings of the property and how it may be used and said the economy will drive what is eventually done on the property. The commission and staff discussed how the project came about and how the city responded with a vision of a job producing corridor; how many and what kind of inquiries the city received regarding light industrial capabilities; if the city should take the initiative and be more proactive in the future; and the list of exclusions for development of the property.

[18-352](#)

Presentation and discussion of case GPA-2-18, by McMillan Manufactured Home Development Company LC and Lennar Homes, represented by Ralph Pew, for a land use map amendment to the city's general plan, proposing to redesignate a +/-38 acre property at the southwest corner of E. Old West Highway and S. Goldfield Road, from Community Commercial to Medium Density Residential, so that the property may later be developed with a conventional single family homes subdivision.

**Attachments:**     [GPA-2-18 PZ WS 8-14-18 rep](#)  
                                 [GPA-2-18 PZ WS exhibits](#)

Senior Planner Esquivias gave a presentation on case GPA-2-18, a request by McMillan Manufactured Home Development Company LLC and Lennar Homes for a land use map amendment to the city's general plan.

The commission and staff discussed the opportunity for commercial businesses that far east on Old West Highway and the potential for commercial opportunities; entry and exit of the proposed development; and if bordering streets are half streets or full streets.

## **8. Information and Reports**

None.

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

Director Kirch introduced the new city Planner, Sidney Urias.

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

Vice Chair Heck made a motion, seconded by Commissioner Schroeder, to hold a regular meeting on August 28, 2018 at 7:00 pm in the Superstition Fire and Medical District's Administration Office located at 565 N. Idaho Road. Approved in a vote of 7 in favor and none opposed. (Yes: McGraw, Kridler, Frank, Nesser, Howard, Schroeder, Heck. No: none.)

## **11. Adjournment**

### **Adjournment:**

Meeting adjourned at 8:15 p.m.

---

Theresa Nesser  
Chairperson