



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
P: (480) 474-5083

Tuesday, August 13, 2019

7:00 PM

City Council Chambers

1. Call to Order

Vice Chair Heck called the meeting to order at 7:00 pm.

2. Pledge of Allegiance

Vice Chair Heck led the Pledge of Allegiance.

3. Roll Call

Present 5 - Commissioner McGraw
 Vice Chair Heck
 Commissioner Kridler
 Commissioner Ooley
 Commissioner Hantzsche

Excused 2 - Chairperson Nesser
 Commissioner Howard

Staff present:

Joel Stern, City Attorney

Rudy Esquivias, Senior Planner

Sidney Urias, Planner

Heather Patel, Sponsorship/Partnership Programs Coordinator

Nicholas Leftwich, Planning Intern

4. Approval of Agenda

[19-391](#) Consideration of approval of agenda.

Commissioner McGraw moved, seconded by Commissioner Kridler, that the Planning and Zoning Commission accept the agenda as presented. Approved in a vote of 5 in favor and 0 opposed. (Yes: Ooley, Hantzsche, Heck, Kridler, McGraw. No: none.)

5. Approval of Minutes

[19-394](#) Consideration of approval of the July 23, 2019 regular meeting minutes and the July 30, 2019 and August 1, 2019 special meeting minutes.

Commissioner McGraw moved, seconded by Commissioner Ooley, that the Planning and Zoning Commission approve the minutes from the July 9, 2019 regular meeting, the July 30, 2019 and August 1, 2019 special meetings. Approved in a vote of 4 in favor and 1 opposed. (Yes: Ooley, Hantzsche, Heck, McGraw. No: Kridler.)

6. Public Hearings

[19-393](#) Presentation, discussion, public hearing and consideration of case PZ-5-19, a proposed city-initiated corrective rezoning of approximately five (5) acres from RS-20M (Medium Density Single-Family Detached Residential) to RS-GR (General Rural Low Density Single-Family Detached Residential).

Planning Intern Leftwich gave a presentation on PZ-5-19.

Having no questions from the commission, Vice Chair Heck opened the public hearing portion of the item.

Tad Hansen, 1519 W. Greasewood, addressed the commission in support of the rezoning.

Trisha Bybee, 1431 W. Greasewood, addressed the commission regarding Gold Drive and her address.

Tammy Luckner, 1467 W. Greasewood, addressed the commission in support of the rezoning.

With no one else wishing to address the commission, Vice Chair Heck closed the public hearing portion of the item.

The commission and staff discussed the federally patented easement on N. Gold Drive.

Vice Chair Heck called for a motion.

Commissioner McGraw moved, seconded by Commissioner Kridler, that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of planned development rezoning case PZ-5-19, a city-initiated request to rezone 5 acres located at the South East corner of W. Greasewood Street and N. Ironwood Drive, from RS-20M (Medium Density Single-Family Detached Residential) to RS-GR (General Rural Low Density Single-Family Detached Residential), subject to the following condition: The property owner shall dedicate necessary right-of-way to the City of Apache Junction along the bordering street fronts which are Greasewood Street and Ironwood Drive or Gold Drive, as applicable. Approved in a vote of 5 in favor and 0 opposed. (Yes: McGraw, Ooley, Hantzsche, Heck, Kridler. No: none.)

7. Old Business

[19-392](#) Presentation and discussion of proposed the amendment to Apache Junction City Code: Volume II, Chapter 1, Zoning Code, Article 1-13, Design Standards, creating section 1-13-4 Art in public and private development which provides for required art installations viewable by the public for commercial and multifamily developments and city capital improvement projects.

Sponsorship/Partnership Programs Coordinator Patel gave a presentation on AM-1-9.

The commission and staff discussed how the value of the project can consist of multiple pieces, not just one piece; that public art would apply to the proposed dog park; and that the consultant, in her previous experience, felt that she did not receive negative feedback from the various locations she's worked.

[19-390](#)

Presentation and discussion of the proposed 2020 General Plan.

The commission and staff discussed Chapter 12, Amending the General Plan Part 1 and Implementation.

8. New Business

None.

9. Information and Reports

None.

10. Director's Report

None.

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

Commissioner McGraw moved, seconded by Commissioner Kridler, that the Planning and Zoning Commission hold a regular meeting on August 27, 2019 and be held in the city council chambers located at 300 E. Superstition Boulevard. Approved in a vote of 5 in favor on 0 opposed. (Yes: Kridler, McGraw, Ooley, Hantzsche, Heck. o: none.)

12. Adjournment

Adjournment:

Meeting adjourned at 8:00 p.m.

Theresa Nesser
Chairperson