



# 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

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Tuesday, August 27, 2019

7:00 PM

City Council Chambers

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### 1. Call to Order

Chair Nesser called the meeting to order.

### 2. Pledge of Allegiance

Chair Nesser led the Pledge of Allegiance.

### 3. Roll Call

**Present**                7 -     Chairperson Nesser  
   Commissioner McGraw  
   Vice Chair Heck  
   Commissioner Howard  
   Commissioner Kridler  
   Commissioner Ooley  
   Commissioner Hantzsch

Staff present:

Joel Stern, City Attorney

Rudy Esquivias, Senior Planner

Sidney Urias, Planner

Heather Patel, Sponsorship/Partnership Programs Coordinator

### 4. Approval of Agenda

[19-406](#)                    Consideration of approval of agenda.

Vice Chair Heck moved, seconded by Commissioner McGraw, that the Planning and Zoning Commission accept the agenda as presented. Approved in a vote of 7 in favor and 0 opposed. (Yes: Ooley, Hantzsch, Heck, Howard, Kridler, McGraw, Nesser. No: none.)

### 5. Approval of Minutes

[19-420](#)                    Consideration of approval of the August 8, 2019 special meeting minutes and the August 13, 2019 regular meeting minutes.

Vice Chair Heck moved, seconded by Commissioner McGraw, that the Planning and Zoning Commission approve the minutes from the August 13, 2019 regular meeting and the August 8, 2019 special meeting. Approved in a vote of 6 in favor and 1 opposed. (Yes: Nesser, Ooley, Hantzsch, Heck, Howard, McGraw. No: Kridler.)

## 6. Public Hearings

### 19-397

Presentation, discussion, public hearing and consideration of proposed amendments 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 creating section 1-13-4 in Volume 2, Chapter 1 of the city code.

The commission and staff discussed that the proposed code includes the process of when a donation is made for a piece of art for a public right-of-way or public property, but does not include a straight donation; that the code includes multi-family residential developments with 10 or more units; that staff will have to look into the policy decision as to why the proposed code does not include that developers of single family homes and why it's not included; the varying degrees of fees according to the cost of development; that the city can change it to a voluntary contribution instead of a mandated fee but doesn't know how that could be done; that city council voted to create an arts commission but not how the commission would be funded; and that how it is funded is a policy decision from the commission.

Chair Nesser opened the public hearing portion of the item.

Hearing none, Chair Nesser closed the public hearing portion of the item.

Chair Nesser called for discussion.

The commission discussed that charges on residential developers be removed from the code and in support of commercial developers' charges; that anyone developing a multi-family development and those over 10 units are more like a business and therefore should be included in the code.

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

Vice Chair Heck moved, seconded by Commissioner Ooley, that the Planning and Zoning Commission approve the proposed amendments to the Apache Junction City Code Volume II, Chapter I, Zoning Code, Articles 1 through 13, Design Standards and forward to the city council as stated. Approved in a vote of 5 in favor and 2 opposed. (Yes: Nesser, Ooley, Hantzsche, Heck, Howard. No: McGraw, Kridler.)

### 19-419

Presentations, discussion, public hearing and consideration of case PZ-3-19, a proposed rezoning amendment of approximately 2.66 acres currently zoned B-1/PD (General Commercial/Planned Development) to facilitate a carwash, retail space and a drive-thru restaurant.

Planner Urias gave a presentation on case PZ-3-19.

The commission and staff discussed that this is an amendment to a prior approved planned development and the applicant is only changing the plan for the southern half of the site; that it's already been approved for the northern half; that the planned development was approved for one parcel and now will be split into two; and that there is access from Baseline which is a private

agreement between the two property owners.

Attorney Jeff Blyly, 701 N. 44th Street, Phoenix, gave a presentation to the commission.

The commission and Mr. Blyly discussed that they will be developing only the south half of the property and the north side will be developed in the future; that this developer doesn't have an interested party for the north parcel; that it is Mr. Blyly's understanding that they will be developing the deceleration lane on South Ironwood; that the machinery will be located on the south side of the property, will be enclosed and that the noise generated from car washes are typically from the blowers drying the cars; that there isn't retail space and drive through are being replaced by the car wash; that the proposed car wash on Idaho and Southern won't be competition and this site won't be like Cobblestone on Signal Butte; that its developer only controls the south parcel entrances; that the water is recirculated when washing the cars; and that they have an agreement with the property owner of the Chevron station to use their property entrances.

Having no further discussion, Chair Nesser opened the public hearing portion of the item.

Carol Rysady, 3700 S. Ironwood Dr., #92, addressed the commission regarding the water pressure of the community she lives in when the car wash opens.

Having no one else wishing to address the commission, Chair Nesser closed the public hearing and opened up discussions amongst the commissioners.

The commission asked the developer about the water pressure of the car wash and how it would affect the neighbors. Mr. Amirrezvani, 2625 E. Camelback #362, Phoenix, explained that booster pumps will be installed on the property to boost the water pressure at the car wash if needed. Mr. Reza, Superstar Car Wash, explained that there has never been a water pressure issue at the other locations they've opened; that the amount of water used is 12 gallons a vehicle as it is recycled on site; and that they would address any complaints regarding the water pressure.

Chair Nesser opened up the public hearing portion.

Having no one wishing to speak, Chair Nesser closed the public hearing portion of the item.

Having no discussion, Chair Nesser called for a motion.

Vice Chair Heck moved, seconded by Commissioner McGraw, that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of planned development rezoning case PZ-3-19, a request by Andy Jochums of Beaus Gilbert PLLC, to amend a planned development of 2.66 acres in order to facilitate a car wash user, located near the northwest corner of Ironwood Drive and Baseline Avenue, subject to the following conditions of approval which includes conditions 1 through 8 to be included as stated. Approved in a vote of 7 in favor and 0 opposed. (Yes: Kridler, McGraw, Nesser, Ooley, Hantzsche, Heck, Howard. No: none.)

## **7. Old Business**

[19-422](#) Presentation and discussion of the proposed 2020 General Plan.

The commission and staff discussed the land use element of the draft general plan.

**8. New Business**

None.

**9. Information and Reports**

None.

**10. Director's Report**

Senior Planner Esquivias gave an update of Director Kirch's progress.

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

Vice Chair Heck moved, seconded by Commissioner McGraw, that the Planning and Zoning Commission hold a regular meeting on September 10, 2019 at 7:00 pm in the city council chambers located at 300 E. Superstition Boulevard. Approved in a vote of 7 in favor and 0 opposed. (Yes: Howard, Kridler, McGraw, Nesser, Ooley, Hantzsche, Heck. No: none.)

**12. Adjournment**

Adjournment:

Meeting adjourned at 8:12 p.m.

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Theresa Nesser  
Chairperson