



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, September 24, 2019

7:00 PM

City Council Chambers

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 Hantzsche

Staff present:

Joel Stern, City Attorney

Larry Kirch, Department Director

Rudy Esquivias, Planning Manager

Nicholas Leftwich, Planning Intern

4. Approval of Agenda

[19-464](#) Consideration of approval of agenda.

Vice Chair Heck moved and 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, Hantzsche, Heck, Howard, Kridler, McGraw, Nesser. No: none.)

5. Approval of Minutes

[19-465](#) Consideration of approval of the August 27, 2019 regular meeting minutes.

Vice Chair Heck moved and seconded by Commissioner McGraw that the Planning and Zoning Commission approve the minutes from the August 27, 2019 regular meeting. Approved in a vote of 6 in favor and 1 opposed. (Yes: Nesser, Ooley, Hantzsche, Heck, Howard, McGraw. No: Kridler.)

6. Public Hearings

none.

7. Old Business

none.

8. New Business**19-466**

Presentation, discussion and direction to staff on a proposed request for a city initiated rezoning of the area bounded by Ironwood Drive, Gold Drive, Roundup Street, and Greasewood Street from RS-20M (Medium Density Single-Family Detached Residential) to RS-10M (Medium Density Single-Family Detached Residential).

Planning Intern Leftwich gave a presentation on proposed rezoning of the area bounded by Ironwood Drive, Gold Drive, Roundup Street and Greasewood Street.

The commission and staff discussed that the rezoning is requested to correct the inaccurate rezoning which was done in 2014 when the city passed the new zoning ordinance; that North Silver Drive is an alignment, not an official street but contains utility easements, that exists south of Apache Trail and only exists in a few spots north of Apache Trail; that part of the rezoning will include asking the property owner for a 33' dedication which is equal to the FPE; that staff is looking for a direction to staff to proceed and meet with the neighbors at which time the commission can decide what they'd like to do; that since this is a city initiated rezoning the city had to pay for a surveyor to come and survey the lots and provide a legal descriptions of the lots; that more outreach is needed to determine if this will move forward; that staff is seeking direction from the commission to open the discussion with the property owners; and that there are encroachments on FPEs that were done before the city became incorporated.

Chair Nesser called for a motion.

Vice Chair Heck motioned and seconded by Commissioner McGraw that the Planning and Zoning Commission direct staff to initiate a rezoning of the area bounded by Ironwood Drive, Gold Drive, Round Up Street and Greasewood Street from RS-20M, Medium Single Family Detached Residential, to RS-10M, Medium Single Family Detached Residential. I further move that staff take all actions necessary to meet the legal requirements set forth in state law regarding notification of this pending action. Approved in a vote of 7 in favor and 0 opposed. (Yes: McGraw, Nesser, Ooley, Hantzsche, Heck, Howard, Kridler. No: none.)

9. Information and Reports

Commissioner Howard reported that the recent training several commission members attended was worth attending.

10. Director's Report

[19-469](#)

Presentation and discussion on the American Planning Association's Board and Commission Training Workshop held at the state planning conference, the Arizona State Planning Association's award for the Best Transportation Plan awarded to the city of Apache Junction for the Active Transportation Plan, Planning Manager Esquivias' 'Revitalizing Mobile Home and RV Parks' presentation made at the state planning conference, and an update on the General Plan.

Director Kirch gave a presentation on the Arizona State Planning Association's award for the Best Transportation Plan awarded to the city of Apache Junction for the Active Transportation Plan; the 'Revitalizing Mobile Home and RV Parks' presentation made at the state planning conference by Planning Manager Esquivias and the award received; and an update on the General Plan public hearing dates.

Commissioner Ooley discussed a conversation she had with a councilmember.

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

Vice Chair Heck motioned and seconded by Commissioner McGraw that the Planning and Zoning Commission hold a regular meeting on October 8, 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: Kridler, McGraw, Nesser, Ooley, Hantzsche, Heck, Howard. No: none.)

12. Adjournment

Adjournment:

Meeting adjourned at 7:35 p.m.

Theresa Nesser
Chairperson