



City of Apache Junction, Arizona

Meeting Minutes Planning and Zoning Commission

Meeting location:
Superstition Fire and
Medical District
Administration Building
Board Room
565 N Idaho Road
Apache Junction, AZ
85119
www.ajcity.net
Ph: (480) 982-5083

Tuesday, January 14, 2020

7:00 PM Superstition Fire and Medical District Admin Building

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
 Vice Chair Heck
 Commissioner Howard
 Commissioner Kridler
 Commissioner Ooley
 Commissioner Hantzsche
 Commissioner McGraw

Staff present:

Joel Stern, City Attorney
Larry Kirch, Department Director
Rudy Esquivias, Planning Manager
Sidney Urias, Senior Planner
Kelsey Schattnik, Planner
Nicolas Leftwich, Planning Intern
Barbara Kelly, Senior Administrative Assistant
Thomas Kelly, Chief of Police

4. Approval of Agenda

[20-001](#) Consideration of approval of agenda.

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

5. Approval of Minutes

[20-002](#) Consideration of approval of regular meeting minutes of December 10, 2019.

Vice Chair Heck motioned that the Planning and Zoning Commission approve the minutes from the December 10, 2019 regular meeting. Commissioner McGraw seconded the motion. Approved in a vote of 6 in favor and 1 opposed. (Yes: Nesser, Ooley, Hantzsche, Heck,

Howard, McGraw. No: Kridler.)

6. Public Hearings

[20-003](#) Presentation, discussion and public hearing of the proposed Apache Junction General Plan 2020-2050 Legendary Landscapes and Lifestyles.

Senior Planner Urias gave a presentation on the proposed 2020 General Plan.

The commission and staff discussed that there may be future studies done regarding Apache Trail and Superstition Boulevard but this plan incorporates the Active Transportation Plan previously approved by the city council and that the General Plan includes areas of low density residential and wasn't changed from the 2010 General Plan.

Chair Nesser opened the public hearing portion of the item.

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

Staff reminded the commission that the plan will be presented again on January 28th for another public hearing and their recommendation.

[20-018](#) Presentation, discussion, public hearing and consideration of proposed case PZ-8-19, a request by Nicholas Maxwell, of Coe and Van Loo Consultants, representing Arizona Water Company, to rezone of approximately 6.91 acres from B-1 (General Commercial), B-1/PD (General Commercial/Planned Development), and RS-7 (Medium/High Density Single-Family Detached Residential) to PI/PD (Public Institutional by Planned Development) to allow for a future lot combination and expansion of the current facility.

Planner Schattnik gave a presentation on PZ-8-19.

Nicholas Maxwell, of Coe and Van Loo Consultants, introduced himself and offered to ask any questions the commission may have.

The commission and staff discussed that this property is under 10 acres (7 acres) and doesn't need a major general plan amendment and can be done in conjunction with a rezoning.

Having no further questions from the commission, Chair Nesser opened up the public hearing portion of the item.

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

Chair Nesser called for a motion.

Vice Chair Heck moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of planned development rezoning case PZ-8-19, by Arizona Water Company to rezone three parcels located on 6.91 acres in order to expand their current operations center, located near the northeast corner of Delaware Drive and Southern Avenue, subject to the following conditions of approval and as part of this recommendation the six conditions that are listed in the staff report dated January 14. Commissioner McGraw seconded the motion. Approved in a vote of 7 in favor and none opposed. (Yes: McGraw, Nesser, Ooley, Hantzsche, Heck, Howard, Kridler. No: none.)

7. Old Business

None.

8. New Business

[20-017](#)

Presentation, discussion and direction to staff on a proposed request for a city initiated rezoning from RS-7 (Medium/High Density Single-Family Detached Residential) to RM-1 (High Density Multiple-Family Residential) of lots 1-8 and lots 17-23 of the Superstition Villa Subdivision.

Planning Intern Leftwich made a presentation on the proposed city initiated rezoning of lots 1-8 and 17-23 of the Superstition Villa Subdivision.

Vice Chair Heck moved that the following direction be given to staff: that staff initiate a rezoning of lots 1-8 and lots 17-23 of the Superstition Villa Subdivision from RS-7 (Medium/High Density Single-Family Detached Residential) to RM-1 (High Density Multiple-Family 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. Commissioner McGraw seconded the motion. Approved in a vote of 7 in favor and none opposed. (Yes: Kridler, McGraw, Nesser, Ooley, Hantzsche, Heck, Howard. No: none.)

9. Information and Reports

None.

10. Director's Report

Director Kirch announced that elections for chair and vice chair will be held during the February 11, 2020 meeting. He also announced that the commission has been asked by the city council to look at code for cargo containers.

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

Vice Chair Heck moved that the Planning and Zoning Commission hold a regular meeting on January 28, 2020 at 7:00 pm in the city council chambers located at 300 E. Superstition Boulevard. Commissioner McGraw seconded the motion. Approved in a motion of 7 in favor and none opposed. (Yes: Howard, Kridler, McGraw, Nesser, Ooley, Hantzsche, Heck. No: none.)

12. Adjournment

Adjournment:

Meeting adjourned at 7:34 p.m.

Theresa Nesser
Chairperson