



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, February 25, 2020

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

Staff present:

Joel Stern, City Attorney
Larry Kirch, Development Services Director
Rudy Esquivias, Planning Manager
Nicholas Leftwich, Planning Intern

4. Approval of Agenda

[20-097](#) Consideration of approval of agenda.

Chair Nesser called for a motion.

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

5. Approval of Minutes

None.

6. Public Hearings

- [20-099](#) Presentation, discussion, public hearing and consideration of case PZ-2-20, a proposed corrective rezoning of lots 1-8 and 17-23 of the Superstition Villa Subdivision from from RS-7 (Medium/High Density Single-Family Detached Residential) to RM-1 (High Density Multiple-Family Residential) for the purpose of re-aligning the zoning designation with the subject site's current and historic land use.

Planner Intern Leftwich gave a presentation on proposed case PZ-2-20.

Having no questions or discussion by the commission, Chair Nesser opened the public hearing portion of the item.

Having no one wishing to comment, Chair Nesser closed the public hearing.

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 rezoning case PZ-2-20, a city initiated request to rezone 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). Commissioner McGraw seconded the motion. Approved in a vote of 7 in favor and none opposed. (Yes: Nesser, Ooley, Hantzsche, Heck, Howard, Kridler, McGraw. No: none.)

- [20-100](#) Request for continuance and public hearing of case PZ-1-20, Old West Highway Village.

Planning Manager Esquivias explained that staff and the applicant are requesting the continuance to the P&Z meeting of March 10, 2020 because there was an issue with the site posting and the request for additional site plans. He also explained staff will also request a continuance from the city council.

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

Having no one wishing to comment, 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 approve the continuance of PZ-1-20 to the date of March 10, 2020 to be presented again to the Planning and Zoning Commission. 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

20-078

Election of chair and vice chair.

Chair Nesser called for a motion to open the nominations for chair person.

Vice Chair Heck moved to open the nominations for the chair person. 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.)

Chair Nesser called for nominations for the chair.

Vice Chair Heck nominated Tess Nesser for the chair position.

Chair Nesser called for nominations a second and third time.

Chair Nesser called for a motion to close the nominations.

Vice Chair Heck moved to close the nominations. Commissioner McGraw seconded the motion. Approved in a vote of 7 in favor and none opposed. (Yes: Howard, Kridler, McGraw, Nesser, Ooley, Hantzsche, Heck. No: none.)

Chair Nesser called for a motion to approve the nomination of Tess Nesser as the chair.

Vice Chair Heck moved to accept the vote for Tess Nesser for chair person. 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.)

Chair Nesser called for a motion to open the nominations for vice chair.

Vice Chair Heck moved to open the nominations for the vice chairperson. 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.)

Chair Nesser called for nominations for the vice chair.

Commissioner Hantzsche nominated Commissioner Heck for vice chair person.

Chair Nesser called for nominations a second and third time.

Chair Nesser called for a motion to close the nominations.

Vice Chair Heck moved that the nominations for vice chair person be closed. Commissioner McGraw seconded the motion. Approved in a vote of 7 in favor and none opposed. (Yes: Howard, Kridler, McGraw, Nesser, Ooley, Hantzsche, Heck. No: none.)

Chair Nesser called for a motion to approve the nomination of Peter Heck as the vice chair.

Commissioner McGraw moved to approve the nomination of vice chair to Peter Heck. Commissioner Hantzsche seconded the motion. Approved in a vote of 7 in favor and none opposed. (Yes: McGraw, Nesser, Ooley, Hantzsche, Heck, Howard, Kridler. No: none.)

9. Information and Reports

None.

10. Director's Report

Director Kirch said staff will be presenting at the citizens leadership institute the next evening. He also announced that the Arizona Planning Association training will be in the valley this year and will send planning staff if funding allows.

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

Chair Nesser called for a motion.

Vice Chair Heck moved that the Planning and Zoning Commission hold a regular meeting on March 10, 2020 at 7:00 pm in the city council chambers located at 300 E. Superstition Boulevard. 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.)

12. Adjournment

Adjournment:

Meeting adjourned at 7:17 p.m.

Theresa Nesser
Chairperson