



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 11, 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 6 - Chairperson Nesser
 Vice Chair Heck
 Commissioner Howard
 Commissioner Kridler
 Commissioner Hantzsche
 Commissioner McGraw

Absent 1 - Commissioner Ooley

Staff Present:
Joel Stern, City Attorney
Larry Kirch, Development Services Director
Rudy Esquivias, Planning Manager

4. Approval of Agenda

[20-051](#) 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 6 in favor and none opposed. (Yes: Hantzsche, Heck, Howard, Kridler, McGraw, Nesser. No: none.)

5. Approval of Minutes

None.

6. Public Hearings

None.

7. Old Business

None.

8. New Business

- [20-027](#) Presentation and discussion on amending the zoning regulations to allow cargo containers in zoning districts other than RS-GR and/or lots smaller than 1.25 acres.

Director Kirch gave a presentation on the zoning regulations pertaining to cargo containers.

The commission and staff discussed the direction to staff that led to this discussion. Director Kirch discussed four possible alternatives to changing the code pertaining to cargo containers. He added that his discussion with the city council included that about 50% of the current applications for cargo containers are done after the fact or after the container was placed on the property. He said it was because either people don't know or they chose to ignore the city code. They also discussed that the code doesn't allow for the containers to be stacked and that some like them because they are water proof and can be secured. He said he would like to have the discussion about lot size and if adjusting the allowed lot size is something they would like to recommend. They also discussed how a recent study in the city looked at using containers as alternatives for affordable housing. They then discussed how cargo containers are used as housing nationally and internationally. The commission and staff discussed possibilities of changing allowable lot sizes and classifying these as accessory buildings and if changing the code may or may not complicate the situation. The commission requested information on previous city council and planning and zoning commission meetings. The commission and staff discussed exactly what the city council requested and what prompted the request to review the code.

9. Information and Reports

Chair Nesser reminded everyone that the mayor's state of the city is on February 12th. The reception starts at 6:30 pm and the program starts at 7:00 pm.

10. Director's Report

- [20-053](#) Presentation, discussion and consideration of whether the commission would like to change their meeting start time.

Director Kirch let the commission know the city council adopted the General Plan and thanked the commission and staff for their hard work on the project.

The commission and staff discussed whether they would like their regular meetings moved to 6:00 pm. The commission chose to leave their meetings at 7:00 pm.

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 February 25, 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 6 in favor and none opposed. (Yes: Nesser, Hantzsche, Heck, Howard, Kridler, McGraw. No: none.)

12. Adjournment

Adjournment:

Meeting adjourned at 7:56 p.m.

Theresa Nesser
Chairperson