



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

apachejunctionaz.gov
P: (480) 474-5083

Tuesday, June 8, 2021

7:00 PM

City Council Chambers

1. Call to Order

Chair Heck called the meeting to order at 7:00 pm.

2. Pledge of Allegiance

Chair Heck led the Pledge of Allegiance.

3. Roll Call

Present: 6 - Chairperson Heck
Vice Chair Hantzsche
Commissioner Gage
Commissioner Begeman
Commissioner Cross
Commissioner Cantwell

Excused: 1 - Commissioner Barker

Staff present:

Joel Stern, City Attorney
Larry Kirch, DSD Director
Rudy Esquivias, Planning Manager
Kelsey Schattnik
Morgan Henn, Planning Intern

4. Consent Agenda

Vice Chair Hantzsche moved that the Planning and Zoning Commission accept the agenda as presented. Commissioner Begeman seconded the motion.

Yes: 6 - Chairperson Heck, Vice Chair Hantzsche, Commissioner Gage, Commissioner Begeman, Commissioner Cross and Commissioner Cantwell

No: 0

Excused: 1 - Commissioner Barker

[21-287](#) Consideration of approval of agenda.

5. Public Hearings

[21-284](#) Presentation, discussion, public hearing and consideration of case P-21-6-PZ, a proposed planned development major amendment requested by Sridhar Krishnan of AUM Investments, of the 1 acre property located at 512 N. Valley

Drive currently zoned RM-1/PD (High Density Multiple-Family Residential by Planned Development) to allow the addition of 7 units for a total of 13 units on the property.

Commissioner Cantwell moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of case P-21-6-PZ, a planned development major amendment request by Sridhar Krishnan of AUM Investments LLC, to amend the planned development of 1 acre in order to allow for the addition of 7 apartment units for a total of 13 apartment units, subject to the following conditions of approval, I won't read all of them other than to also add the crime free program.

Commissioner Cantwell withdrew his motion.

Chair Heck called for a motion.

Commissioner Cantwell moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of case P-21-6-PZ, a planned development major amendment request by Sridhar Krishnan of AUM Investments LLC, to amend the planned development of 1 acre in order to allow for the addition of 7 apartment units for a total of 13 apartment units, subject to the following conditions in addition to the ones listed we will add that the applicant will participate in the crime free multi-housing program and will contact the surrounding neighbors with the information regarding your management company and who to contact if there are issues. And street improvements include but are not limited to, extension of pavement, sidewalk, curb, gutter, streetlights, underground utilities, fire hydrants, landscaping, subject to review and approval by the city engineer. Commissioner Begeman seconded the motion.

Yes: 6 - Chairperson Heck, Vice Chair Hantzsche, Commissioner Gage, Commissioner Begeman, Commissioner Cross and Commissioner Cantwell

No: 0

Excused: 1 - Commissioner Barker

Planning Intern Henn gave a presentation on case P-21-6-PZ.

The commission and staff discussed that the conditions of the prior approval have been met.

Chair Heck invited Sridhar Krishnan, the applicant, to address the commission. The commission and Mr. Krishnan discussed the crime report provided by the police department. Mr. Krishnan requested more information from the police department on the recent calls from the property. He also said he is looking into initiating the crime free housing program for the tenants. The commission and staff discussed that joining the crime free housing program can be a condition of approval and how the program works.

Chair Heck opened the public hearing portion of the item.

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

Chair Heck called for comments from the commission. The commission felt that there weren't many police calls to the property and that the improvements will help the neighborhood. They also felt adding the crime free housing as a condition of the approval helps control crime and would be better than a gate on the property.

Chair Heck called for a motion.

6. Old Business

None.

7. New Business

None.

8. Information and Reports

None.

9. Director's Report

Director Kirch said there may be an updated draft of the amendments to the B-3 zoning districts on the next meeting as well as an updated presentation on accessory structures. He also announced there will be a community workshop for Superstition Vistas on Monday, June 14th at the Multigen Center.

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

Vice Chair Hantzsche moved that the Planning and Zoning Commission hold a regular meeting on June 22, 2021 at 7:00 pm located in the city council chambers located at 300 E. Superstition Boulevard. Commissioner Cross seconded the motion.

Yes: 6 - Chairperson Heck, Vice Chair Hantzsche, Commissioner Gage, Commissioner Begeman, Commissioner Cross and Commissioner Cantwell

No: 0

Excused: 1 - Commissioner Barker

Chair Heck called for a motion.

11. Adjournment

Chair Heck adjourned the meeting at 7:31 pm.

Peter Heck, Chair