



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, July 27, 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: 7 - Chairperson Heck
Vice Chair Hantzsche
Commissioner Gage
Commissioner Begeman
Commissioner Cross
Commissioner Cantwell
Commissioner Barker

Staff present:

Joel Stern, City Attorney
Larry Kirch, DSD Director
Nick Leftwich, Associate Planner

4. Consent Agenda

Commissioner Barker moved that the Planning and Zoning Commission accept the agenda as presented and approve the minutes from the June 22, 2021 and July 13, 2021 regular meetings. Vice Chair Hantzsche seconded the motion.

Yes: 7 - Chairperson Heck, Vice Chair Hantzsche, Commissioner Gage, Commissioner Begeman, Commissioner Cross, Commissioner Cantwell and Commissioner Barker

No: 0

Chair Heck called for a motion.

[21-369](#) Consideration of approval of agenda.

[21-370](#) Consideration of approval of the minutes of the June 22, 2021 and July 13, 2021 regular meetings.

5. Public Hearings

[21-367](#) Presentation, discussion, public hearing and consideration of case AM-4-20,

proposed changes to Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6: Supplemental Regulations, Section 1-6-8 Cargo Containers and Section 1-6-5 Accessory Structures.

Commissioner Cross moved that the Planning and Zoning Commission recommend to the city council that Chapter 1, Zoning Ordinance, Article 1-6, Supplemental Regulations Section 1-6-8 be repealed and the proposed amendments to Sections 1-6-5, Accessory Structures as presented by staff be approved. Commissioner Begeman seconded the motion.

Yes: 5 - Vice Chair Hantzsche, Commissioner Gage, Commissioner Begeman, Commissioner Cross and Commissioner Cantwell

No: 2 - Chairperson Heck and Commissioner Barker

Director Kirch gave a presentation on case AM-4-20.

The commission and staff discussed how these updates will impact the future permitting for cargo containers.

Chair Heck opened the public hearing portion of the item.

Having none, Chair Heck closed the public hearing.

Chair Heck called for discussion from the commission.

The commission discussed the two options they could recommend to the council.

Chair Heck called for a motion.

[21-368](#) Presentation, discussion, public hearing and consideration of case AM-1-21, proposed changes to Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations, Section 1-5-3 Non-Residential Use Regulations, Table 5-3: Non-Residential Use Regulations..

Commissioner Barker moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of text amendment case AM-1-21, an amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations, Section 1-5-3 Non-Residential Use Regulations; and Article 1-5-4 Non-Residential Bulk Regulations described in the attached text exhibits dated July 21, 2021. Commissioner Cross seconded the motion.

Yes: 7 - Chairperson Heck, Vice Chair Hantzsche, Commissioner Gage, Commissioner Begeman, Commissioner Cross, Commissioner Cantwell and Commissioner Barker

No: 0

Associate Planner Leftwich gave a presentation on case AM-1-21.

Chair Heck opened the public hearing portion of the item.

Hearing none, Chair Heck closed the public hearing of the item and called for commissioner discussion.

Having none, 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 let the commission know there's going to be state land open house on August 4th from 5:00 to 6:30 pm at the MGC . There is also a walk through at Lennar Homes at 2:00 pm on Friday, July 30th. Director Kirch said he would send the information on the Lennar Homes walk through to the commission members.

Director Kirch also discussed the timeline for the state land and MPC.

Chair Heck asked Director Kirch to add the Pinal County rezoning information to the next meeting.

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

Vice Chair Hantzsche moved that the Planning and Zoning Commission hold a regular meeting on August 10th at 7:00 pm in the city council chambers located at 300 E. Superstition Boulevard. Commissioner seconded the motion.

Yes: 7 - Chairperson Heck, Vice Chair Hantzsche, Commissioner Gage, Commissioner Begeman, Commissioner Cross, Commissioner Cantwell and Commissioner Barker

No: 0

Chair Heck called for a motion.

11. Adjournment

Chair Heck adjourned the meeting at 7:50 pm.

Chair Peter Heck