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

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Theresa Nesser, Chair
Colleen Hill, Vice Chair
Luciano Buzzin, Commissioner
Michael Frank, Commissioner
Peter Heck, Commissioner
Willie Howard, Commissioner
Robert Schroeder, Commissioner

Tuesday, February 9, 2016 **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 Hill Commissioner Schroeder Commissioner Buzzin Commissioner Heck Commissioner Howard
Excused	1 -	Commissioner Frank

Staff present:
City Attorney Joel Stern
Senior Planner Rudy Esquivias
Director Larry Kirch
Assistant Planner Stephanie Bubenheim

4. Consent Agenda

Yes:	6 -	Chairperson Nesser, Vice Chair Hill, Commissioner Schroeder, Commissioner Buzzin, Commissioner Heck and Commissioner Howard
No:	0	
Excused:	1 -	Commissioner Frank

Commissioner Hill made a motion to accept the Consent Agenda and approve the minutes of the January 12, 2016, meeting as presented. Commissioner Buzzin seconded the motion. The

Planning and Zoning Commission accepted and approved the Consent Agenda and the minutes as presented.

16-69 Consideration of approval of agenda.

16-70 Consideration of approval of regular meeting minutes of January 12, 2016.

5. Public Hearings

None.

6. Old Business

None.

7. New Business

Assistant Planner Stephanie Bubenheim gave a presentation to the commission regarding a visioning and planning project by Arizona State University Masters of Urban and Environment Planning's "Capstone Workshop class". Stephanie explained that students are working with city staff from planning, Public Works, Economic Development and Parks and Recreation to create a community visioning process and multi-modal connectivity plan that includes bike lanes, sidewalks, and multi-use trails throughout the city.

Director Larry Kirch explained to the commission how the city was chosen by the class to work on this project. He also advised them that the students will be giving a presentation on February 16 if anyone would like to attend.

16-68 Presentation and discussion by city staff regarding a visioning and planning project by the Arizona State University Masters of Urban and Environmental Planning "Capstone Workshop class." ASU masters students are working in conjunction with City of Apache Junction Planning, Public Works, Economic Development, and Parks and Recreation staff on a community visioning process and a multi-modal connectivity plan including bike lanes, sidewalks, and multi-use paths and trails. Staff will present a brief overview of the scope of the project consisting of a presentation that city staff gave to the class in January.

Sponsors: Stephanie Bubenheim

8. Direction to Staff

16-73 Presentation and discussion by City Staff with possible direction to staff from commission regarding amendments to Apache Junction City Code, Volume II, Chapter 2, Subdivision Regulations necessitated by amendments to Volume II, Chapter 10, Engineering Design Guidelines and Policies by the City Engineer. Staff is proposing merging the provisions of Article 10-8 Subdivision Plats, with Chapter 2, Subdivision Regulations, Articles 2-1 through 2-7 and drafting amendments for further consideration by the Planning and Zoning Commission and City Council.

Sponsors: Larry Kirch

Yes: 6 - Chairperson Nesser, Vice Chair Hill, Commissioner Schroeder, Commissioner Buzzin, Commissioner Heck and Commissioner Howard

No: 0

Excused: 1 - Commissioner Frank

Director Larry Kirch gave a presentation for discussion with possible direction to staff from commission regarding amendments to the Apache Junction City Code, Volume II, Chapter 2, Subdivision Regulations necessitated by amendments to Volume II, Chapter 10, Engineering Design Guidelines and Policies by the City Engineer. Director Kirch advised commission that City Engineer Emile Schmid is working on updating Chapter 10. He said staff is proposing merging the provision of Article 10-8 Subdivision Plats, with Chapter 2, Subdivision Regulations, Articles 2-1 through 2-7 and drafting amendments for further consideration by the Planning and Zoning Commission.

Director Kirch said staff would also take a closer look to see if there are any "housekeeping" items that need attention at the same time in the subdivision regulations. He said staff was looking for direction from the commission to merge the changes from Article 10-8 Subdivision Plats into Chapter 2 Subdivision Regulations.

Commissioner Hill moved to direct staff to proceed with merging of provisions of Articles 10-8 of Volume II into Chapter 2 Volume II Subdivision Regulations and drafting any necessary amendments. Commissioner Buzzin seconded the motion. The motion passed with 6-0 vote.

16-76 Presentation and discussion by City Staff and possible direction to staff from commission regarding amendments to Apache Junction City Code, Volume II, Chapter 8, Communications, Article 8-1 Wireless Communication Facilities necessitated by rule changes by the Federal Communications Commission and possible conflicting language in Volume II, Chapter 1, Zoning Code. Staff is investigating merging the provisions of Article 8-1 with Chapter 1, Zoning Code and drafting amendments for further consideration by the Planning and Zoning Commission and City Council.

Sponsors: Larry Kirch

Yes: 6 - Chairperson Nesser, Vice Chair Hill, Commissioner Schroeder, Commissioner Buzzin, Commissioner Heck and Commissioner Howard

No: 0

Excused: 1 - Commissioner Frank

Director Larry Kirch gave a presentation for discussion and possible direction to staff from commission regarding amendments to the Apache Junction City Code, Volume II, Chapter 8, Communications, Article 8-1 Wireless Communication Facilities necessitated by rule changes by the Federal Communications Commission (FCC) and possible conflicting language in Volume II, Chapter 1, Zoning Code. He said staff would like to merge the provisions of Article 8-1 with Chapter 1, Zoning Code and draft amendments for further consideration by the Planning and Zoning Commission and City Council. He added that he and the City Attorney attended a seminar back in June and the FCC has changed some rules and the city must follow those rules.

Commissioner Hill moved to direct staff to take necessary steps to merge Volume II, Chapter 8, Communications, Article 8-1 in accordance with Federal Communications Commission rules in Volume II, Chapter 1, Zoning Code. Commissioner Heck seconded the motion. The motion passed with a 6-0 vote.

9. Information and Reports

None.

10. Director's Report

Director Kirch advised the commission that a new committee was being formed at Gateway Airport to address a visioning study for the airport, not the surrounding land use.

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

Yes:	6 -	Chairperson Nesser, Vice Chair Hill, Commissioner Schroeder, Commissioner Buzzin, Commissioner Heck and Commissioner Howard
No:	0	
Excused:	1 -	Commissioner Frank

Commissioner Hill motioned and Commissioner Howard seconded to hold Regular Meetings on February 23, and March 8, 2016, at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.

12. Call to the Public

Don Wood, 225 S. Starr Road, Apache Junction, AZ addressed the commission regarding a development adjacent to his property. He said the neighbor to the north seemed to remove a lot of cactus and plants and brought in a lot of landfill and dirt. He said there has not been any activity and he's concerned about him having the appropriate permits, although he said he had not spoken to anyone at the city. He said there is a neighbor to the northwest that is planning to build a house but doesn't know where his setbacks and property lines are. Mr. Wood asked what format they have to follow when developing their property.

Terry Dunn, 234 S. Starr Road, Apache Junction, AZ addressed the commission regarding the maximum height of the main structure of a house. He asked if 35 feet was measured from the natural terrain or a filled terrain.

Chair Nesser directed staff to work with the speakers to get the answers they request.

13. Adjournment

Adjournment:
Meeting adjourned at 7:39 p.m.

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Theresa Nesser
Chairperson