



# 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*

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Tuesday, April 12, 2016

7:00 PM

City Council Chambers

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### 1. Call to Order

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

### 2. Pledge of Allegiance

Chair Tesser led the Pledge of Allegiance.

### 3. Roll Call

Present                      7 -      Chairperson Nesser  
   Vice Chair Hill  
   Commissioner Schroeder  
   Commissioner Buzzin  
   Commissioner Heck  
   Commissioner Howard  
   Commissioner Frank

#### Staff present:

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

### 4. Consent Agenda

Yes:                              7 -      Chairperson Nesser, Vice Chair Hill, Commissioner Schroeder, Commissioner Buzzin, Commissioner Heck, Commissioner Howard and Commissioner Frank

No:                                0

Commissioner Hill made a motion to accept the Consent Agenda and approve the minutes of the March 8, 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. Motion passed with a 7-0 vote.

[16-184](#)

Consideration of approval of agenda.

[16-185](#)

Consideration of approval of regular meeting minutes of March 8, 2016.

## 5. Public Hearings

[16-183](#)

Presentation, discussion, consideration and action on proposed Conditional Use Permit case CUP-1-16, a request by WGG Partners LLC, represented by Colby Fincham of the Barclay Group and Andy Gibson of Bootz and Duke Sign Company, for approval of a Conditional Use Permit for the comprehensive sign package for the Old West Marketplace Shopping Center, a proposed commercial subdivision with 6 lots. Some signs proposed under the CUP sign package may deviate in terms of size, number, height, location and placement, than what the city's sign code might normally allow.

**Sponsors:** Rudy Esquivias

**Yes:** 5 - Vice Chair Hill, Commissioner Schroeder, Commissioner Heck, Commissioner Howard and Commissioner Frank

**No:** 2 - Chairperson Nesser and Commissioner Buzzin

Senior Planner Rudy Esquivias gave a presentation to the commission on case CUP-1-16, a request by WGG Partners LLC, represented by Colby Fincham of the Barclay Group and Andy Gibson of Bootz and Duke Sign Company, for approval of a Conditional Use Permit for the comprehensive sign package for the Old West Marketplace Shopping Center, a proposed commercial subdivision with 6 lots. Some signs proposed under the CUP sign package may deviate in terms of size, number, height, location and placement, than what the city's sign code might normally allow.

Senior Planner Esquivias advised the commission that the Fry's store is requesting more overall square footage for signage as well as more signs than the code allows and an 8" increase in height for one of the signs. He told the commission staff has no issues with the request or with the gas canopy signs, pharmacy signs, menu board signs or incidental directional signs proposed.

Andy Gibson of Bootz and Duke Sign Company addressed the commission. He explained what type of signage they have been erecting for Fry's in other cities and states and that this request is comparable to them and in fact, is actually smaller and less in height than in other areas. He also explained why they are requesting that fuel center pricing is being located on the corner. He also added that they were respecting the city's dark skies ordinance and the brightness of the signs.

Chair Nesser opened the public hearing.

Frank Schoenbeck, 525 E. Fred Avenue, Apache Junction addressed the commission regarding the signs having a more western flair.

Chair Nesser closed the public hearing.

Commission had a brief discussion on the case.

Commissioner Hill made a motion to approve the conditional use permit with all 5 conditions.

Commissioner Schroeder seconded the motion. Chair Nesser and Commissioner Buzzin voted no. Motion passed with a 5-2 vote.

[16-186](#)

Presentation, public hearing, and action on case PZ-4-16, a request by Sadie

LaBerge represented by Steven Bocker, for approval of a planned development major amendment, for a General Commercial District by Planned Development (B-1/PD) zoned .41 acre property, located at 351 N. Ironwood Drive to establish a pallet of uses for future commercial development.

**Sponsors:** Stephanie Bubenheim

**Yes:** 7 - Chairperson Nesser, Vice Chair Hill, Commissioner Schroeder, Commissioner Buzzin, Commissioner Heck, Commissioner Howard and Commissioner Frank

**No:** 0

Assistant Planner Stephanie Bubenheim gave a presentation to the commission on case PZ-4-16, a request by Sadie LaBerge represented by Steven Bocker, for approval of a planned development major amendment, for a General Commercial District by Planned Development (B-1/PD) zoned .41 acre property, located at 351 N. Ironwood Drive to establish a pallet of uses for future commercial development.

Assistant Planner Bubenheim advised the commission that city staff supports the approval of this Planned Development Amendment, with low-intensity uses on the property that complement the surrounding residential as well as the small lot size, while still acknowledging the proximity to commercial corridors.

Applicant Steven Bocker addressed the commission and answered questions from them.

The commission asked Senior Planner Esquivias to give a rundown of what businesses have been located in that location in the past.

Chair Nesser opened the public hearing.

Aziz Helal addressed the commission and is not supportive of this amendment.

Chair Nesser closed the public hearing.

Commission had a brief discussion on the case. Senior Planner Rudy Esquivias answered some questions from commission.

Commissioner Frank made a motion to approve the conditional use permit with all 3 conditions.

Commissioner Hill seconded the motion. Motion passed with a 7-0 vote.

#### 16-187

Presentation, discussion, and action on case PZ-5-16, a request by Gene Rodaway, represented by Leslie Cooke, on a proposed rezoning from Detached Single-family Residential Zone, conventional or manufactured home permitted (RS-20M) to Multiple-family Residence Zone by Planned Development (RM-1/PD) , a 1.01 acre site, located at 512-516 N. Valley Drive for the purpose of correcting the zoning and allow for future improvements.

**Sponsors:** Stephanie Bubenheim

**Yes:** 7 - Chairperson Nesser, Vice Chair Hill, Commissioner Schroeder, Commissioner Buzzin, Commissioner Heck, Commissioner Howard and Commissioner Frank

**No:** 0

Assistant Planner Stephanie Bubenheim gave a presentation to the commission on case PZ-5-16, a request by Gene Rodaway, represented by Leslie Cooke, on a proposed rezoning from Detached Single-family Residential Zone, conventional or manufactured home permitted (RS-20M) to Multiple-family Residence Zone by Planned Development (RM-1/PD) , a 1.01 acre site, located at 512-516 N. Valley Drive for the purpose of correcting the zoning and allow for future improvements.

Assistant Planner Bubenheim advised the commission that city staff supports the rezoning proposed for the subject site with the recommended conditions.

Leslie Cook addressed the commission on behalf of Mr. Rodaway.

Chair Nesser opened the public hearing.

Luke Bundy, 589 N. Valley Drive, Apache Junction addressed the commission with concerns that additional units will not be added.

Senior Planner Esquivias advised Mr. Bundy that the carports cannot be converted to additional units without a planned development amendment.

Dawn Collins, 506 N. Valley Drive, Apache Junction addressed the commission with her concerns regarding density, setbacks and another property adjacent to the property site.

Senior Planner Esquivias answered her questions regarding density.

Chair Nesser closed the public hearing.

Commission had a brief discussion on the case. Senior Planner Rudy Esquivias answered some questions from commission.

Commissioner Hill made a motion to approve the rezoning request with all conditions.

Commissioner Heck seconded the motion. Motion passed with a 7-0 vote.

## **6. Old Business**

None.

## **7. New Business**

None.

## **8. Information and Reports**

None.

## **9. Director's Report**

Development Services Director Larry Kirch advised the commission that staff had received a quorum for the special joint meeting of the Planning & Zoning Commission and the Parks & Recreation Commission on April 26, 2016 at 6 pm in the City Council Chambers and the commissions will be receiving the document that will be presented to City Council in a larger

11x17 inch format.

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

**Yes:** 7 - Chairperson Nesser, Vice Chair Hill, Commissioner Schroeder, Commissioner Buzzin, Commissioner Heck, Commissioner Howard and Commissioner Frank

**No:** 0

Commissioner Hill motioned and Commissioner Frank seconded to hold Regular Meetings on April 26, and May 10, 2016, at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.

## **11. Call to the Public**

None.

## **12. Adjournment**

Meeting adjourned at 8:55 p.m.

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Theresa Nesser  
Chairperson