



City of Apache Junction, Arizona

Meeting Minutes Board of Adjustment

Meeting Location:

City Council Chambers
at City Hall
300 E Superstition Blvd
Apache Junction, AZ
85119

www.ajcity.net
Ph:(480) 982-8002

Monday, May 9, 2016

7:00 PM

City Council Chambers

1. CALL TO ORDER

Senior Planner Rudy Esquivias called the meeting to order at 7:00 pm.

2. PLEDGE OF ALLEGIANCE

Senior Planner Esquivias led the Pledge of Allegiance.

3. ROLL CALL

Present 6 - Chairperson Jones
 Vice Chair Schoenbeck
 Board Member Booth
 Board Member Burczewski
 Board Member Gage
 Board Member Weeter

Excused 1 - Board Member Burgess

Board member Weeter arrived at 7:07 p.m.

Staff present:

City Attorney Joel Stern

Senior Planner Rudy Esquivias

Director Larry Kirch

4. ELECTION OF OFFICERS

[16-258](#) Election of Chair and Vice Chair.

Senior Planner Esquivias asked for nominations for the Chairperson position.

Board Member Schoenbeck nominated and Board Member Booth seconded a nomination for Jane Jones for Chairperson. Senior Planner Esquivias asked three times for any other nominations. There were none. The nomination passed with a 5-0 vote.

Senior Planner Esquivias asked for nominations for the Vice Chairperson position.

Board Member Booth nominated and Board Member Burczewski seconded the motion for Frank Schoenbeck for Vice Chairperson. Senior Planner Esquivias asked three times for any other nominations. There were none. The nomination passed with a 5-0 vote.

5. PUBLIC HEARINGS

[16-257](#) Presentation, discussion, public hearing and possible action on case

BA-1-16, a request by CODCO LLC, represented by Lonnie Pace and Ralph Pew, for an appeal of the City of Apache Junction Zoning Ordinance, Section 1-16-9 Site Plan Review and Approval Process, which incorporates by reference compliance with the city's rules on fences and walls (Section 1-6-3) and landscape regulations (Article 1-8). Specifically, applicants request to leave an existing block fence near the street frontage property line, instead of moving it to meet building and/or landscape setback requirements; and applicants propose to deviate from landscape code which requires street frontage plants to be installed between the property line and the screen wall, for the property at 1306 E. 18th Avenue.

Sponsors: Rudy Esquivias

Yes: 6 - Chairperson Jones, Vice Chair Schoenbeck, Board Member Booth, Board Member Burczewski, Board Member Gage and Board Member Weeter

No: 0

Excused: 1 - Board Member Burgess

Senior Planner Rudy Esquivias gave a presentation to the board on case BA-1-16, a request by CODCO LLC, represented by Lonnie Pace and Ralph Pew, for an appeal of the City of Apache Junction Zoning Ordinance, Section 1-16-9 Site Plan Review and Approval Process, which incorporates by reference compliance with the city's rules on fences and walls (Section 1-6-3) and landscape regulations (Article 1-8). Specifically, applicants request to leave an existing block fence near the street frontage property line, instead of moving it to meet building and/or landscape setback requirements; and applicants propose to deviate from landscape code which requires street frontage plants to be installed between the property line and the screen wall, for the property at 1306 E. 18th Avenue.

Prior to Senior Planner Esquivias's presentation, City Attorney Joel Stern interrupted to indicate that Board Member Weeter had arrived and would participate in the remainder of the meeting.

Board members addressed Senior Planner Esquivias with questions regarding when these regulations come into force, if and when the block wall might need to be moved or removed, costs associated with installation of the shrubbery, whether the developer is planning to build on the concrete slab currently on the site, and monitoring of possible pollution from storage of vehicles on the lot.

City Attorney Joel Stern addressed the board and indicated they should address those questions to the applicant when they address the board.

Ralph Pew, 1744 S. Val Vista Drive, Mesa, Arizona representing Lonnie Pace and his son Cody, addressed the board. Mr. Pew addressed the board's questions and clarified what the property owner had done and what they had done based on the requirements of the City. Mr. Pew indicated the property will be used for the uses approved by the City.

The board asked questions of Mr. Pew regarding the box trees that would be planted and the use of the property.

Chairperson Jones opened the public hearing.

There being no one wishing to speak, Chairperson Jones closed the public hearing.

The board had a brief discussion of the case.

Chairperson Jones made a motion to approve the case with all three conditions and findings of

fact.

Vice Chair Schoenbeck seconded the motion. Motion passed with a 6-0 vote.

6. OLD BUSINESS

None.

7. NEW BUSINESS

None.

8. INFORMATION AND REPORTS

Director Larry Kirch discussed a possible orientation session with the board and a future meeting to approve the minutes of tonight's meeting.

9. SELECTION OF MEETING DATES, TIMES, LOCATION AND PURPOSE

Yes: 6 - Chairperson Jones, Vice Chair Schoenbeck, Board Member Booth, Board Member Burczewski, Board Member Gage and Board Member Weeter

No: 0

Excused: 1 - Board Member Burgess

Board Member Schoenbeck motioned and Chairperson Jones seconded to hold a Regular Meeting on June 13, 2016, at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.

10. ADJOURNMENT

Meeting adjourned at 8:56 p.m.

Jane Jones
Chairperson