



# 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

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

www.ajcity.net  
P: (480) 474-5083  
F: (480) 982-7010

---

Tuesday, October 25, 2016

7:00 PM

City Council Chambers

---

### 1. Call to Order

Chairperson Nesser called the meeting to order at 7:00pm.

### 2. Pledge of Allegiance

Chairperson Nesser led the Pledge of Allegiance.

### 3. Roll Call

Staff present:

City Attorney Joel Stern

Senior Planner Rudy Esquivias

Director Larry Kirch

Present                      6 -      Chairperson Nesser  
   Commissioner Schroeder  
   Commissioner Buzzin  
   Vice Chair Heck  
   Commissioner Howard  
   Commissioner Frank

### 4. Consent Agenda

Commissioner Howard made a motion to accept the Consent Agenda and approve the minutes of the September 13, 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.

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

No:                                0

[16-513](#)                              Consideration of approval of agenda.

[16-514](#)                              Consideration of approval of regular meeting minutes for September 13, 2016.

### 5. Awards and Presentations

[16-517](#)

Certificate of Appreciation presentation to Colleen Hill.

Chair Nesser recognized Colleen Hill for her six years of service on the Planning and Zoning Commission.

## **6. Public Hearings**

16-511

Presentation, discussion, consideration and action on proposed Conditional Use Permit case CUP-2-16, a request by the James P. Schmidt Revocable Trust, represented by Lance Baker, Architect with Synectic Design Inc., for approval of a temporary outdoor sales yard, for up to six months, for the relocation of the Shopper's Supply business to 1477 W. Apache Trail; site of the former Food City grocery store business.

Senior Planner Rudy Esquivias gave a presentation to the commission on case CUP-2-16 request by the James P. Schmidt Revocable Trust, represented by Lance Baker, Architect with Synectic Design Inc., for approval of a temporary outdoor sales yard, for up to six months, for the relocation of the Shopper's Supply business to 1477 W. Apache Trail; site of the former Food City grocery store business.

Chair Nesser asked for clarification regarding the configuration of the temporary outdoor sales yard, eight foot wall and property lines.

Commissioner Heck asked for clarification regarding the configuration temporary outdoor sales yard and customer ability to drive through the yard to pick up their merchandise.

Commissioner Buzzin asked for clarification on the time frame Shoppers Supply will be moving into the building. Senior Planner Esquivias explained they were moving in immediately.

Lance Baker, representing Shopper's Supply, asked the commission if they had any questions.

Commissioner Buzzin inquired about the time frame they would be moving into the building. Mr. Lance told the commission that they are in the process of improving the interior of the building. He added that the plans are to vacate the existing building and be in this building by the beginning of November.

Commissioner Frank asked about the size of the building. Mr. Baker replied that the space is about 56,000 square feet. That is almost three times the size of their current location.

Commissioner Heck asked if there will be more products in the store now that there is more space. Mr. Lance replied that he wasn't sure if they would be carrying more products.

Chair Nesser opened the public hearing.

Stacy Janer, 273 S. Copper Dr., addressed the commission regarding the crime in the area and she feels the temporary outdoor sales yards will only increase crime in the area. She hoped the permanent improvements would be installed sooner rather than later.

Chair Nesser closed the public hearing.

Commissioner Schroeder asked if Shoppers Supply could be done sooner than six months. Chair Nesser explained that CUP (Conditional Use Permit) is granted for a time period of a maximum of six months. Any work approved under the CUP can be completed at any time in the six month period.

Commissioner Heck made a motion for approval with all stipulations. Commissioner Buzzin seconded the motion. The commission approved the motion with a 6-0 vote.

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

No: 0

16-512

Presentation, discussion, consideration and recommendation on planned development major amendment case PZ-10-16, a request by the James P. Schmidt Revocable Trust, represented by Lance Baker, Architect with Synectic Design Inc., to change the plan of development for a B-2/PD (Old West Commercial/Planned Development Overlay) zoned parcel in the Ironwood Crossings Shopping Center at 1477 W. Apache Trail, on the east side of the former Food City Grocery Store building, from a pad for future commercial or retail shops to a pad with a permanent, improved, outdoor storage and sales yard for the new Shopper's Supply business.

Senior Planner Rudy Esquivias gave a presentation to the commission on planned development major amendment case PZ-10-16, a request by the James P. Schmidt Revocable Trust, represented by Lance Baker, Architect with Synectic Design Inc., to change the plan of development for a B-2/PD (Old West Commercial/Planned Development Overlay) zoned parcel in the Ironwood Crossings Shopping Center at 1477 W. Apache Trail, on the east side of the former Food City Grocery Store building, from a pad for future commercial or retail shops to a pad with a permanent, improved, outdoor storage and sales yard for the new Shopper's Supply business.

Chair Nesser asked for more information on their sign. Senior Planner Esquivias explained that under Condition 6, new signage would have to be in compliance with the city's sign code.

Commissioner Heck asked for clarification on the land north of their building. Senior Planner Esquivias explained that they could request a land split in the future and sell the land or still develop it with shop spaces.

Commissioner Heck also asked for clarification on the existing parking and the enclosed storage yard. Senior Planner Esquivias explained that the parking is outside the enclosed storage yard.

Lance Baker, representing Shopper's Supply, discussed the concerns of the resident who lives behind the building.

Chair Nesser opened the public hearing.

There being no one wishing to be heard, Chair Nesser closed the public hearing.

Commissioner Heck made a motion for approval with all stipulations. Commissioner Buzzin seconded the motion. The commission approved the motion with a 6-0 vote.

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

No: 0

## 7. Old Business

None.

## 8. New Business

None.

## 9. Information and Reports

None.

**10. Director's Report**

Development Services Director Larry Kirch noted that the ASU Capstone Project was receiving an honorable mention from the Arizona Planners Association on Thursday, October 27th.

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

Commissioner Schroeder motioned and Commissioner Buzzin seconded to hold a Regular Meeting on November 8, 2016, at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.

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

No: 0

**12. Call to the Public**

None.

**13. Adjournment**

Adjournment:  
Meeting adjourned at 7:52 p.m.

---

Theresa Nesser  
Chairperson