



# 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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Tuesday, February 27, 2018

7:00 PM

City Council Chambers

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### REVISED AGENDA February 22, 2018

#### 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

Staff present:

City Attorney Joel Stern

Development Services Senior Planner Rudy Esquivias

Senior Economic Development Specialist E'lan Vallender

Present                7 -     Chairperson Nesser  
                                 Commissioner Frank  
                                 Commissioner Schroeder  
                                 Commissioner McGraw  
                                 Vice Chair Heck  
                                 Commissioner Howard  
                                 Commissioner Kridler

#### 4. Consent Agenda

Vice Chair Heck moved that the Planning and Zoning Commission accept the agenda as presented. Commissioner Schroeder seconded the motion. The motion passed with a 7-0 vote.

Yes:                    7 -     Chairperson Nesser, Commissioner Frank, Commissioner Schroeder,  
                                 Commissioner McGraw, Vice Chair Heck, Commissioner Howard and  
                                 Commissioner Kridler

No:                    0

#### 5. Public Hearings

None.

**6. Old Business**

None.

**7. New Business**

[18-086](#) Presentation and discussion of the Old West Highway Redevelopment Area Improvement Plan.

Senior Economic Development Specialist Vallender gave a presentation on the Old West Highway Redevelopment Plan.

Chair Nesser asked why one area is chosen over others. Senior Economic Development Specialist Vallender answered that the reason why this area was selected was to utilize our single central business district and the tools that become available through G-PLET and other federal funds. He added that the single central business district is limited to size based on the entire size of the city so only a certain percentage of the overall acreage of the city can be in a single central business district. He also added that what staff is doing is continuing to allow the "Cross Roads" area to be included in the redevelopment area and therefore the tools would be accessible to downtown incentivisation and development.

Commissioner McGraw asked Senior Economic Development Specialist Vallender about the written recommendations he is requesting. He explained how the request aligns with the current general plan. Senior Economic Development Specialist Vallender asked City Attorney Stern for recommendation on the written recommendations. City Attorney Stern explained that the commission will have to look at the general plan and how the redevelopment area has to comply with that plan.

Commissioner Howard asked why some properties north of Superstition Boulevard were included in the plan. Senior Economic Development Specialist Vallender said staff wanted to make sure those properties were included as infill development opportunities.

Commissioner Kridler asked if the renaming and redistricting change the grant status or if allows for additional dollars. Senior Economic Development Specialist Vallender replied that his understanding is that the allotment of CDBG grant funds are not affected by the realigning of boundaries as city council decides where the funds will be utilized. Commissioner Kridler asked if there is funding included for code compliance. Senior Economic Development Specialist Vallender replied that there isn't any funding specified for the project. He added that council decides what is a priority for the funds.

Vice Chair Heck asked how the DRIS fits in with this and the general plan. Senior Economic Development Specialist Vallender replied that they all work together.

The commission discussed how the recommendations will be presented at the next meeting.

Having no further questions from the commission, Chair Nesser closed the discussion.

**8. Information and Reports**

None.

**9. Director's Report**

Senior Planner Esquivias reminded the commission that Assistant Planner Bubenheim is no longer with the city.

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

Vice Chair Heck motioned that the Planning and Zoning Commission hold a regular meeting on March 13, 2018 at 7:00 pm in the Apache Junction City Council Chambers location at 300 E. Superstition Boulevard. Commissioner Schroeder seconded the motion. The motion passed with a 7-0 vote.

Yes:                    7 -      Chairperson Nesser, Commissioner Frank, Commissioner Schroeder,  
Commissioner McGraw, Vice Chair Heck, Commissioner Howard and  
Commissioner Kridler

No:                    0

**11. Call to the Public**

Chair Nesser opened Call to the Public.

Duane Schlemmer, 786 E. Navajo, Apache Junction, addressed the commission regarding he's new to the community.

**12. Adjournment**

Adjournment:  
Meeting adjourned at 7:33 p.m.

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Theresa Nesser  
Chairperson