



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, August 28, 2018

7:00 PM Superstition Fire and Medical District Admin Building

1. Call to Order

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

2. Pledge of Allegiance

Vice Chair Heck led the Pledge of Allegiance.

3. Roll Call

Present 6 - Commissioner Frank
 Commissioner Schroeder
 Commissioner McGraw
 Vice Chair Heck
 Commissioner Howard
 Commissioner Kridler

Excused 1 - Chairperson Nesser

Staff present:

Joel Stern, City Attorney
Larry Kirch, Development Services Director
Rudy Esquivias, Senior Planner
Elan Vallender, Senior Economic Development Specialist
Barbara Kelly, Senior Administrative Assistant

4. Consent Agenda

Vice Chair Heck called for changes or comments on the agenda or minutes.

Commissioner Kridler expressed his displeasure in the lack of details in the minutes.

Having no further comments, Vice Chair Heck called for a motion.

A motion was made by Commissioner Schroeder, seconded by Commissioner McGraw, that the Planning and Zoning Commission accept the agenda as presented and approve the minutes from the August 14, 2018 regular meeting. Approved in a vote of 5 in favor and 1 opposed. (Yes: Heck, McGraw, Frank, Howard, Schroeder. No: Kridler.)

Vice Chair Heck moved item 18-367 before item 18-366.

[18-364](#) Consideration of approval of agenda.

[18-365](#) Consideration of approval of regular meeting minutes of August 14, 2018.

5. Public Hearings

[18-366](#) Presentation, discussion and public hearing of cases GPA-1-18 and PZ-2-18, by Amerco Real Estate Company and U-Haul International LLC, represented by David Pollock. GPA-1-18 is a proposed general plan land use map amendment to redesignate 50 acres of a 78-acre property at the southeast corner of US60 and S. Idaho Road, from Community Commercial to Light Industrial/Business Park. PZ-2-18 is the companion rezoning case to the map amendment, proposing to rezone the 50 acre property from B-1/PD (General Commercial by Planned Development) to B-5/PD (Light Industrial/Business Park by Planned Development).

Senior Economic Development Specialist Vallender addressed the commission in support of Cases GPA-1-18 and PZ-2-18 and gave importance of adding more industrial land in the city.

The commission and staff discussed how future conditional use permits will work for this particular case and property.

Senior Planner Esquivias gave a presentation on cases GPA-1-18 and PZ-2-18, a request by Amerco Real Estate Company and U-Haul International LLC, to redesignate and rezone an area located at the southeast corner of US60 and S. Idaho Road.

Vice Chair Heck called for questions from the commission.

The commission and staff discussed the current and future zoning of the state land property west of this property, the owner of the property, and who will be responsible for the development of the proposed retail/commercial portions of the property.

David Pollack, 2727 N. Central Ave., Phoenix, Arizona, representing Amerco Real Estate Company and U-Haul International LLC, addressed the commission.

The commission and Mr. Pollack discussed what type of tenants will be in the industrial area and with the limited experience of Amerco, which resources will they use to help. The commission also mentioned that although this might be a profitable venture for U-Haul, it might be at the expense of small businesses in the city. Mr. Pollack explained the thoughts of U-Haul and how they don't want to hurt the local dealers.

The commission and Mr. Pollack discussed their project in the west valley and the reported lack of water and water pressure.

The commission and Mr. Pollack discussed using the property for storage and how the commission does not want additional storage, how the commission wants more of a retail complex in the area, how the city relies on sales tax which storage lots do not generate, the meaning of shovel ready and what the 40 acres will look like before it gets developed. The commission also asked Mr. Pollack why large retailers he previously mentioned aren't looking at the property for development.

Having no further discussion, Vice Chair Heck opened the public hearing.

Having no one wishing to address the commission, Vice Chair closed the public hearing portion of the item.

18-367

Presentation, discussion and public hearing of case GPA-2-18, by McMillan Manufactured Home Development Company LC and Lennar Homes, represented by Ralph Pew, for a land use map amendment to the city's general plan, proposing to redesignate a +/-38 acre property at the southwest corner of E. Old West Highway and S. Goldfield Road, from Community Commercial to Medium Density Residential, so that the property may later be developed with a conventional single family homes subdivision.

Senior Planner Esquivias gave a presentation on case GPA-2-18, a request by McMillan Manufactured Home Development Company LLC and Lennar Homes for a land use map amendment to the city's general plan.

Having no questions from the commission, Vice Chair Heck invited the applicant to address the commission.

Ralph Pew, representing McMillan Manufactured Home Development Company LLC, addressed the commission regarding case GPA-2-18 and the request for a land use map amendment to the city's general plan.

The commission and applicant discussed the importance of the ingress and egress of the development.

Having no further questions, Vice Chair Heck opened the public hearing portion of the item.

Jason Sinelly, 2574 S. Acacia Road, Apache Junction addressed the commission and spoke in support of the amendment to the city's general plan, but did express a concern about 2 story homes being built on the property.

Having no one else wishing to address the commission, Vice Chair Heck closed the public hearing portion of the item.

Having no other discussion from the commission, Vice Chair Heck moved to the next item.

6. Old Business

None.

7. New Business

None.

8. Information and Reports

None.

9. Director's Report

Director Kirch thanked Senior Administrative Assistant Kelly for her help with this evening's meeting.

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

Vice Chair Heck called for a motion.

A motion was made by Commissioner Schroeder, seconded by Commissioner McGraw, that the Planning and Zoning Commission hold a regular meeting on September 11, 2018 at 7:00 pm in the City of Apache Junction City Council Chambers located at 300 E. Superstition Boulevard. Approved by a vote of 6 in favor and 0 opposed. (Yes: Howard, Schroeder, Heck, McGraw, Kridler, Frank. No: none.)

11. Adjournment**Adjournment:**

Meeting adjourned at 8:38 p.m.

Peter Heck
Vice Chair