



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
P: (480) 474-5083

Tuesday, May 26, 2020

7:00 PM

City Council Chambers

1. Call to Order

Chair Nesser called the meeting to order at 7:06 pm.

2. Pledge of Allegiance

Chair Nesser led the Pledge of Allegiance.

3. Roll Call

Present 5 - Chairperson Nesser
 Vice Chair Heck
 Commissioner Ooley
 Commissioner Hantzsch
 Commissioner McGraw

Staff present:

Joel Stern, City Attorney

Larry Kirch, Department Director

Rudy Esquivias, Planning Manager

Kelsey Schattnik, Planner

4. Consent Agenda

Commissioner McGraw moved that the Planning and Zoning Commission accept the agenda as presented and approve the minutes from the May 12, 2020 regular meeting. Commissioner Hantzsch seconded the motion.

Yes: 5 - Chairperson Nesser, Vice Chair Heck, Commissioner Ooley, Commissioner Hantzsch and Commissioner McGraw

No: 0

[20-258](#) Consideration of approval of agenda.

[20-259](#) Consideration of approval of regular meeting minutes of May 12, 2020.

6. Public Hearings

None.

7. Old Business

None.

8. New Business

20-260

Presentation, discussion and direction to staff on the commission's preference for reviewing and revising Apache Junction City Code Volume II, Chapter 1: Zoning Ordinance for either a "redline" showing proposed changes or an entirely new document with a matrix correlating the existing code to a draft proposed code.

Commissioner McGraw moved to direct staff to have an entirely new document that will explain the changes in the codes. Commissioner Ooley seconded the motion.

Yes: 5 - Chairperson Nesser, Vice Chair Heck, Commissioner Ooley, Commissioner Hantzsch and Commissioner McGraw

No: 0

Director Kirch gave a presentation on how staff presents changes to the current code to the Planning and Zoning Commission and the city council. He requested guidance on how the commission would like to be shown proposed changes or an entirely new document with a matrix correlating the existing code to a draft proposed code.

The commission and staff discussed how the commission would like to have code changes presented.

20-261

Presentation, discussion and direction to staff on a proposed request for a city initiated rezoning of 210 N. Ironwood Drive, parcel # 101-02-0670.

Commissioner McGraw moved that the following direction be given to staff; that staff initiate a rezoning of 210 N. Ironwood Drive from General Commercial ("B-1") and Recreational Vehicle Park to General Commercial ("B-1"). Commissioner Hantzsch seconded the motion.

Yes: 5 - Chairperson Nesser, Vice Chair Heck, Commissioner Ooley, Commissioner Hantzsch and Commissioner McGraw

No: 0

Planner Schattnik gave a presentation on staff's request on a proposed rezoning of 210 N. Ironwood Drive, parcel # 101-02-0670.

The commission and staff discussed how the discrepancy came to staff's attention.

9. Information and Reports

None.

10. Director's Report

Director Kirch discussed the auction that allows access to the forty acres Dan Kaufman is developing occurred and as far as staff know the project is moving forward. He added that auction for state land will take place in August and staff will work with whichever developer buys the property. He also said about 4800 acres would eventually be annexed.

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

Commissioner McGraw moved that the Planning and Zoning Commission hold a regular meeting on June 9, 2020 at 7:00 pm in the city council chambers located at 300 E. Superstition Boulevard. Commissioner Ooley seconded the motion.

Yes: 5 - Chairperson Nesser, Vice Chair Heck, Commissioner Ooley, Commissioner Hantzsche and Commissioner McGraw

No: 0

12. Adjournment

Chair Nesser adjourned the meeting at 7:27 pm.

Theresa Nesser
Chairperson