



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, July 28, 2020

7:00 PM

City Council Chambers

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

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

4. Consent Agenda

Vice Chair Heck moved that the Planning and Zoning Commission accept the agenda as presented and approve the minutes from the May 26, 2020 regular meeting. Commissioner Hantzsch seconded the motion.

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

No: 0

[20-364](#) Consideration of approval of agenda.

[20-365](#) Consideration of approval of regular meeting minutes of May 26, 2020.

6. Public Hearings

[20-363](#) Presentation, discussion, public hearing and possible consideration of amending the zoning regulations to allow cargo containers in zoning districts other than RS-GR and/or lots smaller than 1.25 acres.

Vice Chair Heck moved that the Planning and Zoning Commission recommend to the city council that the current zoning regulations regarding cargo containers not be amended. Commissioner McGraw seconded the motion.

Yes: 4 - Chairperson Nesser, Vice Chair Heck, Commissioner Ooley and Commissioner McGraw

No: 1 - Commissioner Hantzsch

Director Kirch gave a presentation on the history of cargo containers in the city and current cargo container regulations.

The commission and staff discussed cargo container regulations, code cases related to illegal cargo containers, the outcomes of code cases related to unapproved cargo containers, and possible outcome if current regulations are changed to include smaller lot sizes.

Chair Nesser opened the public hearing.

Kenneth Coburn, 384 N. Valley Drive, Apache Junction, addressed the commission regarding allowing cargo containers on smaller properties than what is currently allowed.

Darryl Cross, 1018 N. Acacia Road, Apache Junction, addressed the commission regarding current cargo container regulations within the city and his past experience regarding his request for a cargo container on his property.

Chair Nesser closed the public hearing portion of the item.

The commission discussed the options relating to cargo containers and the future of the city.

Chair Nesser called for a motion.

7. Old Business

None.

8. New Business

None.

9. Information and Reports

None.

10. Director's Report

Director Kirch reminded everyone that the general plan is on the ballot for November 4th.

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

Vice Heck moved that the Planning and Zoning Commission hold a regular meeting on August 11, 2020 at 7:00 pm in the city council chambers location at 300 E. Superstition Boulevard.

Commissioner Hantzsch seconded the motion.

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

No: 0

12. Adjournment

Meeting adjourned at 7:30 pm.

Theresa Nesser
Chairperson