



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, August 11, 2020

7:00 PM

City Council Chambers

1. Call to Order

Chair Nesser called to 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

Staff present:

Joel Stern, City Attorney
Larry Kirch, Department Director
Rudy Esquivias, Planning Manager
Kelsey Schattnik, Planner

4. Consent Agenda

Vice Chair Heck moved that the Planning and Zoning Commission accept the agenda as presented. Commissioner Hantzsch seconded the motion.

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

No: 0

Chair Nesser called for a motion.

[20-393](#) Consideration of approval of agenda.

6. Public Hearings

[20-402](#) Presentation, discussion, public hearing and consideration of case PZ-5-20, a proposed city initiated corrective rezoning of 210 N. Ironwood Dr., located near the northwest corner of Ironwood Dr. and Apache Trail, from a split zoning of Recreational Vehicle Park (RVP) and General Commercial (B-1) to General Commercial (B-1) to allow the entire property to be developed under commercial standards as intended by the original zoning designation.

Vice Chair Heck moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of the rezoning case PZ-5-20, a city-initiated request to rezone the property at 210 N. Ironwood Drive from Recreational Vehicle Park ("RVP") and General Commercial ("B-1") to General Commercial ("B-1"). Commissioner Ooley seconded the motion.

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

No: 0

Planner Schattnik gave a presentation of PZ-5-20.

Chair Nesser opened the public hearing.

Hearing none, Chair Nesser closed the public hearing portion of the item.

Chair Nesser called for a motion.

[20-403](#) Presentation, discussion, public hearing and consideration of case PZ-7-20, a proposed city initiated corrective rezoning of 151 and 183 N. Palo Verde Dr., located near the northeast corner of Palo Verde Dr. and Apache Trail, from Medium Density Single-Family Detached Residential (RS-10M) to High Density Multiple-Family Residential (RM-2) to allow the usage of multi-family housing as intended by the original zoning designation.

Vice Chair Heck moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of the rezoning case PZ-7-20, a city-initiated request to rezone 151 and 183 N. Palo Verde Dr. of the Newtown Subdivision from Medium Density Single-Family Detached Residential ("RS-10M") to High Density Multiple-Family Residential ("RM-2"). 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 case PZ-7-20.

Chair Nesser opened the public hearing.

Hearing none, Chair Nesser closed the public hearing portion of the item.

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 informed the commission that the general plan was on the ballot and had an approval vote of 74.7%. He also thanked everyone involved for their participation in the update of the plan.

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

Vice Chair Heck moved that the Planning and Zoning Commission hold a regular meeting on September 8, 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 Hantzsch and Commissioner McGraw

No: 0

12. Adjournment

Meeting adjourned at 7:15 pm.

Theresa Nesser
Chairperson