



# 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

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Tuesday, September 22, 2020

7:00 PM

City Council Chambers

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### 1. Call to Order

Chair Nesser called the meeting to order at 7:08 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  
Sidney Urias, Senior Planner

### 4. Consent Agenda

[20-485](#) Consideration of approval of agenda.

Vice Chair Heck moved to accept the agenda as presented. Commissioner Ooley 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.

### 5. Public Hearings

[20-484](#) Presentation, discussion, public hearing and consideration of case PZ-8-20, a proposed rezoning, requested by Larry and Heidi Erickson, of 1039 E. Junction Street from Medium Density Single-Family Detached Residential ("RS-10M") to General Rural Low Density Single-Family Detached Residential

("RS-GR") and a Minor General Plan Amendment from Medium Density Residential to Low Density Residential in order to bring the property in conformance with the surrounding neighborhood and to eliminate a rear yard setback encroachment. This property is located on the southeast corner of Junction Street and Belair Road.

Vice Chair Heck moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of the rezoning case PZ-8-20, a proposed rezoning of 1039 E. Junction Street from Medium Density Single-Family Detached Residential ("RS-10M") to General Rural Low Density Single-Family Detached Residential ("RS-GR") and a Minor General Plan Amendment from Medium Density Residential to Low Density Residential, subject to the following conditions of approval: 1) The project shall be developed in accordance with the plans attached and associated to the case and all the provisions of the Zoning Ordinance applicable to the case; and 2) a lot combination must be completed for parcels 101-22-006F and 101-22-006E within 2 months of rezoning approval or rezoning shall revert back to RS-10M. Commissioner Ooley seconded the motion.

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

**No:** 0

Senior Planner Urias gave a presentation on case PZ-8-20.

Heidi Erickson, 1039 E. Junction Street, addressed the commission regarding their request.

Chair Nesser closed the public hearing portion as no one was wishing to speak.

Chair Nesser called for motion.

#### 20-486

Presentation, discussion, public hearing and consideration of case CUP-3-20, a conditional use permit request by Barleen Family LLC, represented by Jeff Barleen, to be allowed to operate an outdoor concert venue with lawn seating and drive-up parking, for a temporary period, during the COVID 19 pandemic. The property is located at 2275 E. Old West Highway, just west of S. Cortez Road on the south side of Old West Highway.

Vice Chair Heck moved that the Planning and Zoning Commission approve case CUP-3-20, a Conditional Use Permit application by Barleen Family LLC, represented by Jeff Barleen, to be allowed to utilize an existing +/-11,000 square foot yard area, directly west of and adjacent to the west side of Barleen's building, for a temporary outdoor concert venue with a mobile stage unit, outdoor lawn seating and drive-in parking for patrons, to be located on a B-1 (General Commercial) zoned property located at 2275 E. Old West Highway, that would be also in consideration of the following conditions and I would submit as stated all 14 revised conditions as submitted on a September 22, 2020 report relative to CUP-3-20. Commissioner Ooley seconded the motion.

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

**No:** 0

Planning Manager Esquivias gave a presentation on CUP-3-20.

The commission and staff discussed that patrons of Barleen's would go inside the building to purchase alcohol.

Jeff Barleen, 2275 E. Old West Highway, addressed the commission regarding the conditional use permit request.

The commission and applicant discussed that they will be applying for an outdoor food service license from the county and that they are experienced serving food as they have an indoor restaurant. They also discussed that they typically have 10 shows a week and because of the pandemic their current shows have been scaled back about 50% and the outdoor venue would be utilized about 3 to 4 times a week.

Chair Nesser opened the public hearing portion of the item.

John Gillespie, Pew & Lake, 1744 S. Val Vista, Mesa, representing the RV park south of Barleen's (Sundance West) thanked the commission and applicant for their spirit of compromise and addressed the commission regarding the request.

Chair Nesser closed the public hearing portion of the item and called for a motion.

The commission reviewed the findings.

**6. Old Business**

None.

**7. New Business**

None.

**8. Information and Reports**

None.

**9. Director's Report**

None.

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

Vice Chair Heck moved that the Planning and Zoning Commission hold a regular meeting on October 13, 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

**11. Adjournment**

Chair Nesser adjourned the meeting at 7:45 pm.

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Theresa Nesser  
Chairperson