



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

apachejunctionaz.gov
P: (480) 474-5083

Tuesday, June 22, 2021

7:00 PM

City Council Chambers

1. Call to Order

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

2. Pledge of Allegiance

Chair Heck led the Pledge of Allegiance.

3. Roll Call

Present: 7 - Chairperson Heck
Vice Chair Hantzsche
Commissioner Gage
Commissioner Begeman
Commissioner Cross
Commissioner Cantwell
Commissioner Barker

Staff present:

Joel Stern, City Attorney
Larry Kirch, DSD Director
Rudy Esquivias, Planning Manager
Sidney Urias, Principal Planner
Nick Leftwich, Planner

4. Consent Agenda

Commissioner Cross moved that the Planning and Zoning Commission accept the agenda as presented and approve the minutes from the May 25, 2021 regular meeting, June 7, 2021 special meeting and June 8, 2021 regular meeting. Commissioner Barker seconded the motion.

Yes: 7 - Chairperson Heck, Vice Chair Hantzsche, Commissioner Gage, Commissioner Begeman, Commissioner Cross, Commissioner Cantwell and Commissioner Barker

No: 0

Chair Heck called for a motion.

[21-339](#) Consideration of approval of agenda.

[21-340](#) Consideration of approval of meeting minutes of the May 25, 2021 regular meeting, June 7, 2021 special meeting and June 8, 2021 regular meeting.

5. Public Hearings

None.

6. Old Business

[21-333](#) Presentation and discussion of case AM-4-20, proposed changes to Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6: Supplemental Regulations, Section 1-6-8 Cargo Containers and Section 1-6-5 Accessory Structures.

Director Kirch gave a presentation on case AM-4-20.

The commission and staff discussed that businesses can have as many containers as allowed on the permit and within the time frame allowed. They also discussed the time frame and amounts allowed for commercial uses.

7. New Business

[21-334](#) Presentation and discussion of case AM-1-21, proposed changes to Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations, Section 1-5-3 Non-Residential Use Regulations, Table 5-3: Non-Residential Use Regulations..

Associate Planner Leftwich gave a presentation on AM-1-21.

The commission and staff discussed various aspects of the changes to the Non-Residential Use Regulations.

8. Information and Reports

None.

9. Director's Report

Director Kirch talked about the Pinal County proposed changes to its General Plan on the property located east of Gold Canyon and that he would send out information to the commission regarding the meeting.

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

Vice Chair Hantzsche moved that the Planning and Zoning Commission hold a regular meeting on July 13, 2021 in the city council chambers located at 300 E. Superstition Boulevard. Commissioner Cross seconded the motion.

11. Adjournment

Chair Heck adjourned the meeting at 8:35 pm.

Chair Peter Heck