



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, April 12, 2022

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
Rudy Esquivias, Interim DSD Director
Kelsey Schattnik, Planner

Commissioner Cross attended the meeting telephonically

4. Consent Agenda

Vice Chair Hantzsche moved to accept the agenda as presented and approve the minutes from the February 8, 2022 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.

[22-215](#) Consideration of approval of agenda.

[22-217](#) Consideration of approval of the minutes of the February 8, 2022 regular meeting.

5. Public Hearings

[22-227](#)

Presentation, discussion, public hearing and consideration of P-22-10-PZ, a request by Axiom Care, represented by Andrew Lorentzen of Rose Law Group, PC, of a proposed planned development major amendment of the property at 150 N. Ocotillo Drive, located north of the northwest corner of N. Ocotillo Drive and Apache Trail, zoned General Commercial by Planned Development (B-1/PD) in order to construct a new, three-story treatment facility.

Commissioner Barker moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of case P-22-10-PZ, a planned development major amendment request by Axiom Care, represented by Andrew Lorentzen of Rose Law Group, PC, to amend the planned development on the property at 150 N. Ocotillo Drive in order to construct a new, three-story treatment facility, located north of the northwest corner of Apache Trail and Ocotillo Drive, subject to the conditions of approval that are listed in the staff report dated April 12, 2022. Commissioner Begeman seconded the motion.

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

No: 0

Planner Schattnik gave a presentation on P-22-10-PZ and asked for questions from the commission.

Chair Heck asked if the two existing buildings would remain and be updated. Planner Schattnik responded yes, and that one of the conditions of approval is to update the existing buildings.

Commissioner Cantwell asked about the reason for the 38' building height. Interim Director Esquivias responded and said he would defer to the architectural team for specifics.

Commissioner Gage asked if the site was served by the sewer district. Planner Schattnik responded yes, and Commissioner Barker stated it was in the staff report.

Thomas Galvin from Rose Law Group, on behalf of the applicant, Axiom Care, gave a presentation on the following:

- substance abuse and addiction, and the innovative Therapeutic Community model.
- the facility itself and the 41 parking spaces for the proposed expansion. He stated there was no public input to date.
- the increased ceiling height necessary for Therapeutic Community methods and a benefit for patients.
- criteria for PD request.

The various questions from the commission included visitors, ADA parking, staff parking, number of staff working per shift, lighting for security, secured facility, length of treatment, exterior look of building, 24-hour intake, renovation of the inside.

Christine Stevens of Axiom Care responded to the various questions, including:

- the visitation process.
- parking will be ADA compliant.
- staff parking is 11 spaces, the day shift staff would consist of 2 nurses, 3 techs, 1 admin, 1 cook and 1 housekeeper, and various doctors.
- no issues with lighting, but if it is a concern would be addressed.

- not a locked facility.
- levels of care/discharge plan.
- the detox building has already been renovated, the admissions building will be renovated.

Chair Heck opened the public portion of the hearing.

George Schroeder, 2444 W. Virginia St., stated that he's seen every drug addict in the past 40 years living in the area. He asked about security, gates, preparation for people who might die. He stated he is a big proponent of helping people but feels this is not the right neighborhood for the facility.

Chair Heck closed the public portion of the hearing.

Chair Heck asked for questions from the commission.

Comments from the commission included:

- parking
- security
- ceiling height
- concern about connection to sewer
- a benefit to the community

Chair Heck re-opened the public portion of the hearing.

Thomas Galvin from Rose Law Group responded to the commissions comments, and stated that they will have 24-hour staff onsite for security, and the facility is hooked up to sewer.

Chair Heck closed the public portion of the hearing.

The commission went over the findings of fact and all were in agreement.

Chair Heck called for a motion.

6. Old Business

None.

7. New Business

None.

8. Information and Reports

None.

9. Director's Report

Interim Director Esquivias mentioned that the city is undergoing the process of updating the development fees, the consultant made a presentation to the stakeholders and city council. After approvals and adoption, the fees would be going into effect in late October of this year.

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

[22-216](#)

Regular meeting at 7:00 pm on Tuesday, April 26, 2022 in the city council chambers located at 300 E. Superstition Boulevard, Apache Junction.

Vice Chair Hantzsche moved that the Planning and Zoning Commissioner hold a regular meeting on April 26, 2022 at 7:00 pm in the city council chambers located at 300 E. Superstition Boulevard. 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.

11. Adjournment

Chair Heck adjourned the meeting at 7:47 pm.

Chair Peter Heck