



MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, July 27, 2022, at or after 6:00 PM

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
David Bowen, Commissioner
Don Duncan, Commissioner
John Flint, Commissioner
John McIntyre, Commissioner
Joseph Parsons, Commissioner

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public on July 27, 2022, at or after 6:00 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE COMMISSION ON ANY ITEM LISTED ON THIS AGENDA.

Revisions to the agenda can occur up to 24 hours prior to the meeting. Revised agenda items appear in *italics*.

Marana Planning Commission

Welcome to this public meeting of the Marana Planning Commission. The Commission consists of seven citizens who are appointed by the Town Council and serve without pay. For the most part, the Commission acts in an advisory capacity to the Town Council on matters related to land use planning and zoning. Citizens are encouraged to address the Commission with their concerns on agenda items during the public testimony portions of the meeting, or other issues at the Call to the Public.

Meeting Times

Regular Commission meetings are usually held on the last Wednesday of each month at 6:00 PM at the Marana Municipal Complex, although the date or time may change and additional meetings may be called at other times and/or places.

Speaking at Meetings

If you are interested in speaking to the Commission during the Call to the Public or Public Hearings, you must fill out a speaker card (located inside the Council Chambers) and deliver it to the Planning Commission Secretary prior to the convening of the meeting.

All persons attending the Commission meeting, whether speaking to the Commission or not, are expected to observe the Commission rules, as well as the rules of politeness, propriety, decorum and good conduct. Any person interfering with the meeting in any way, or acting rudely or loudly will be removed

from the meeting and will not be allowed to return.

Accessibility

To better serve the citizens of Marana and others attending our meetings, the Council Chambers are wheelchair and handicapped accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Town Clerk at (520) 382-1999. Requests should be made as early as possible to arrange the accommodation.

Agendas

Copies of the Agenda are available the day of the meeting inside the Council Chambers or online at www.maranaaz.gov.

This Notice and Agenda posted no later than 24 hours prior to the meeting, at the Marana Municipal Complex, 11555 W. Civic Center Drive, the Marana Operations Center, 5100 W. Ina Road, and at www.maranaaz.gov.

Public Comments

Please submit public comments to tbyler@maranaaz.gov. Any submitted comments from the public will be provided to the Commission and included within the Commission packet file and a summary of the comments submitted will be reflected in the official Commission meeting minutes of that meeting. All emailed comments must be received by the Town no later than 12:00 p.m. (noon) on the day of the meeting to be included.

REGULAR COMMISSION MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION/MOMENT OF SILENCE

ROLL CALL

CALL TO THE PUBLIC

At this time, any member of the public is allowed to address the Planning Commission on any issue within the jurisdiction of the Planning Commission, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three (3) minutes to speak. Any persons wishing to address the Commission must complete a speaker card (located at the rear of the Commission Chambers) and deliver it to the Commission Secretary prior to this agenda item being called. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, and may ask staff to review the matter, or may ask that the matter be placed on a future agenda. However, members of the Commission shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action.

APPROVAL OF AGENDA

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

- A. Approval of the April 27, 2022 Meeting Minutes**
- B. Public Hearings**
- C. Commission Action**
Opening remarks by an applicant should not exceed ten minutes. Comments by others should not exceed three minutes.
- D. Informational Items/Possible Action Items**

ELECTION OF BOARD CHAIRPERSON AND VICE-CHAIRPERSON

FUTURE AGENDA ITEMS

EXECUTIVE SESSIONS

Pursuant to A.R.S. 38-431.03, the Planning Commission may vote to go into executive session, which will not be open to the public, to discuss certain matters.

Executive Session pursuant to A.R.S. §38-431.03 (A), Planning Commission may ask for discussion or consideration, or consultation with designated Town representatives, or consultation for legal advice with the Town Attorney, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

ADJOURNMENT

Planning Commission

Meeting Date: 07/27/2022

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: July 27, 2022

Subject: Approval of the April 27, 2022 Meeting Minutes

Attachments

4.27.2022 Planning Commission Summary Minutes



**MARANA PLANNING COMMISSION
REGULAR MEETING**

**11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 27, 2022, at or after 6:00 P.M.**

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
David Bowen, Commissioner
Don Duncan, Commissioner
John Flint, Commissioner
Joseph Parsons, Commissioner
Vacant, Commissioner

SUMMARY MINUTES

CALL TO ORDER

Chairman Schnee called the meeting to order at 6:00 PM

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE: led by **Chairman Schnee**.

ROLL CALL

Chairman Schnee directed the commission secretary to call roll. All commission members were present. A quorum was present.

CALL TO THE PUBLIC

APPROVAL OF AGENDA

Motion to approve by Commissioner Flint, seconded by Vice Chair Hill. Motion passes, 6-0.

ANNOUNCEMENTS

Development Services Director, Jason Angell noted, Senior Planner, Cynthia Ross will be retiring Friday, May 6, 2022, after 17 years with the Town. Staff and Commission thanked Ms. Ross for her years of service to the town.

Sharon Tyson resigned from the Planning Commission in early March of 2022. Staff thanked Ms. Tyson for her 4 ½ years of service to the community. Mr. Angell noted the Town Council is currently reviewing applications to fill the vacancy. The Council Subcommittee will meet on May 3, 2022 to review the applications and make a recommendation to the Town Council as to who they would like to fill the vacancy.

There will be a Special Board of Adjustment meeting Wednesday, May 25, 2022 at 5:15 pm, just prior to the 6:00 pm Regular Planning Commission meeting. Training will be provided at the Board meeting.

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Minutes of March 30, 2022

Motion to approve by Commissioner Flint, seconded by Commissioner Bowen. Motion passes, 6-0.

PUBLIC HEARINGS

1. CUP2203-001: Conditional Use Permit for Stack Storage; Approving and granting a conditional use permit to allow the development of a self-storage facility on a 5.54 acre property located at 8705 N. Coachline Boulevard, A.P.N. 226-22-005S. (Brian D. Varney)

Senior Planner, Brian Varney noted the applicant is Rick Engineering, representing STACK Storage, LLC and CJR Investments. The location is 8705 N. Coachline Blvd. (NWC of Silverbell Rd. and Coachline Blvd.) This is a request for a conditional use permit to allow the development of a self-storage facility on a 5.54 acre property. The zoning is Continental Ranch Specific Plan (F) with a land use designation of Commercial (C.)

The proposal is for 95,000 sq. ft. of self-storage use, as well as approximately 11,000 sq. ft. of commercial retail. General access will be provided off Silverbell Road with gated-access for the self-storage customers off Coachline Blvd. The storage facility will be single-story with a maximum building height of 16 feet. As required by the Silverbell Road Corridor Overlay District (SCROD,) a development plan will be submitted for staff review and approval and subject for approval by the Planning Commission.

Steven Vasquez, Rick Engineering, noted this is a 5.54 acre site located at the NWC of Silverbell Rd. and Coachline Blvd. The project consists of a drive-up and climate-controlled self-storage facility at the northern portion of the site and two retail commercial buildings at the southern portion of the site. There will be a minimum 25-foot landscape bufferyard along the north and west portion of the property. The self-storage office will be open from 9:30 am to 6:00 pm. The storage unit access will be from 6:00 am to 9:00 pm via code access from the gated entries. There will be no outdoor storage or truck/van rentals on site. A 24-hour camera surveillance system will be installed to monitor activities both internally and externally.

On March 3, 2022, representatives from Stack Storage canvased the adjacent lots to the west and north of the site. That same day, the Stack Storage representatives also presented their proposal to the Architectural Review Committee of the Continental Ranch Community Association (ARC) and were approved with the condition that no wood be used as an exterior building material.

On March 29, 2022, a neighborhood meeting was held at the Continental Ranch Community Center. Approximately 12 people attended. Questions related to traffic, increase in insects and mice from the site (from construction grading phase) and lighting were asked. The developer is looking into finding ways to mitigate the pest/rodent problem.

Chairman Schnee asked if the hours of operation were similar to the storage facility across the street. **Mr. Angell** noted the hours were similar. **Chairman Schnee** asked if the air condition units will be ground-mounted. **Mr. Vasquez** noted yes.

Chairman Schnee opened the Public Hearing.

Addressing the Commission, **Patti Comerford** felt the storage facility was not a good fit for that particular location. She felt that although the demand for storage units is high at the moment, it might not be down the road. **Ms. Comerford** stated she is not against development but felt there are better development options for that location. **Ms. Comerford** asked for the Commission to deny the request.

Chairman Schnee closed the Public Hearing.

Chairman Schnee noted that 10-12 people attended the neighborhood meeting on March 29, 2022 and the ARC has accepted the proposal. **Chairman Schnee** asked if the retail spaces were separate from the storage facility. **Mr. Vasquez** the retail is not associated with the self-storage. **Nash Nelson**, applicant, stated they received a lot of feedback through the canvasing. They will be working with 3rd party contractors to help with the potential rodent/insect issue related to grading. They have not started marketing for the retail services, as they wanted to get through the CUP process first. **Commissioner Flint** had concerns with the parking layout for the retail spaces. He felt traffic engineering should work to revise the layout. He also asked what the street-view would look like regarding the retail buildings. **Mr. Angell** noted the SCROD is very specific as to the building treatments that are facing Silverbell Road. There will be screening and landscaping required for any buildings that are not front-facing. **Commissioner Flint** noted he would like to include two recommendations to the conditions; no truck/van rental permitted on the site and all A/C units are required to be ground-mounted. **Chairman Schnee** noted that the parking concerns will be addressed by the time the development plan is brought back before the Commission. **Commissioner Duncan** was concerned with the amount of storage facilities being built in the area. **Mr. Nelson** noted they are a national self-storage developer and they look for areas that are under-saturated. Even with the nearby storage facilities, they are still well below the 7 sq. ft. per person ratio.

No questions from **Vice Chair Hill and Commissioner Parsons**. **Commissioner Flint** had a concern with the proposed location of the trash enclosures. He asked **Mr. Angell** to work on finding new locations for the receptacles by the time the development plan is submitted.

Chairman Schnee felt there is a need for this storage facility in this location. He liked the design and the single-story plan. He liked the idea of the vegetative screening and limiting the A/C units to be ground-mounted. The hammerhead parking will be addressed when the project comes back before the Commission. He is in favor of the project; with the two added conditions. **Commissioner Bowen** noted that he checked with a few of the officers from the Marana Police Department to see if they had any concerns with crime/loitering related to self-storage facilities. The officers said they had no concerns with the storage facility in that location. **Commissioner Duncan** felt it was excessive having 2 storage facilities being so close to one another. No further comments from Commission.

Motion to approve, subject to the recommended conditions and two added conditions; restricting all air conditioning units to be ground-mounted and prohibit any truck/van rental on premises by Commissioner Bowen, seconded by Vice Chair Hill. Motion passed, 5-1; Commissioner Duncan voting no.

COMMISSION ACTION

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

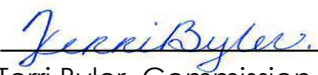
FUTURE AGENDA ITEMS

ADJOURNMENT

Chairman Schnee asked for a motion to adjourn the meeting. *Commissioner Flint, moved and Vice Chair Hill second the motion to adjourn the meeting. Meeting adjourned at 6:42 p.m.*

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on April 27, 2022. I further certify that a quorum was present.



Terri Byler, Commission Secretary