



MARANA PLANNING COMMISSION
REGULAR MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, May 28, 2025, at or after 6:00 PM

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

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL

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

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE: Led by
Chairman Schnee

Chairman Schnee directed the Commission Secretary to call the roll. Commissioner Bowen and Commissioner Parsons were absent. All other commission members were present. The Planning Commission secretary stated a quorum was present.

CALL TO THE PUBLIC

Jennie DeBray, Mark Brazier, John Harkey, and Randy Karrer addressed the Commission to express opposition to the proposed Linda Vista 52 Annexation. Speakers raised concerns related to potential infringements on property rights, incompatibility of higher-density zoning with surrounding properties, diminished property values, impacts on wildlife and the environment, loss of privacy and viewsheds, increased traffic and

noise, potential for increased crime, public safety issues, disruption to existing neighborhood character, and a lack of response to prior inquiries.

APPROVAL OF AGENDA

Chairman Schnee asked for a motion to approve the agenda.

Commissioner Flint moved to approve the agenda as presented. Commissioner Tyson seconded the motion. Motion passed, 5-0.

ANNOUNCEMENTS

Development Services Director Jason Angell reported that three Planning Commission seats will expire at the end of June. He noted that current Commissioners interested in reappointment, as well as members of the public wishing to apply, must submit applications online by the end of the month.

GENERAL ORDER OF BUSINESS

A. Approval of December 11, 2024 Meeting Minutes

Commissioner Flint moved to approve the Planning Commission Summary Meeting Minutes of December 11, 2024. Commissioner McIntyre and Commissioner Tyson seconded the motion. Motion passed, 5-0.

PUBLIC HEARING

Chairman Schnee opened the public hearing at 6:15 PM.

B. **CUP2505-001:** Moon Valley Nursery Freestanding Interstate Sign; A request for approval of a conditional use permit allowing for the development of a freestanding interstate sign, generally located at the southeast corner of the intersection of North Postvale Rd and North Casa Grande Highway (Austin Shreffler)

Senior Planner Austin Shreffler presented on CUP2505-001, a conditional use permit request for Moon Valley Nursery. He described the site location, surrounding zoning, and displayed images of the proposed sign. He also outlined the regulations applicable to a free-standing interstate sign. The Commission had no questions following the presentation.

Chairman Schnee opened and closed the public comment portion at 6:20 PM. There were no speakers.

Commissioner Flint moved to approve CUP2505-001. Commissioner McIntyre seconded the motion. Motion passed, 5-0.

COMMISSION ACTION

FUTURE AGENDA ITEMS

ADJOURNMENT

Chairman Schnee asked for a motion to adjourn the meeting.

Commissioner Flint moved to adjourn the meeting. Commissioner McIntyre seconded the motion. Motion passed, 5-0. Meeting adjourned at 6:21 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on May 28, 2025. I further certify that a quorum was present.

Jill McCleary, Town Clerk