



MARANA PLANNING COMMISSION

REGULAR MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, June 25, 2025, at or after 6:00 P.M.

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

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

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE:

ROLL CALL

Chairman Schnee directed the Commission Secretary to call roll. Vice Chair Hill and Commissioners Tyson and Bowen were absent. The Planning Commission secretary stated a quorum was present.

CALL TO THE PUBLIC

APPROVAL OF AGENDA

Commissioner Flint moved to approve the agenda as presented. Commissioner McIntyre seconded the motion. Motion passed, 4-0.

ANNOUNCEMENTS

Mr. Angell noted that this was Ms. Byler's last meeting, as she will be retiring June 27th. The Commission and staff congratulated her on her retirement and thanked her for her years of service.

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Summary Minutes of May 28, 2025.

Commissioner Flint moved, and Commissioner McIntyre seconded, the motion approving the minutes. Motion passed, 4-0.

PUBLIC HEARING

COMMISSION ACTION

1. PSP2504-001 Heritage Park Shoppes Planned Sign Program; A request for approval of a planned sign program for The Heritage Park Shoppes commercial development. The development area is located south of Tangerine Farms Road and east of Lon Adams Road within a portion of Section 34, Township 11 south, Range 11 East (Brian D. Varney)

Development Services Director, Jason Angell noted this request is for a 14-acre commercial development; 12 lots, adjacent to the Fry's shopping center. The subject property is zoned Village Commercial (VC).

The Planned Sign Program, managed under Section 17-10-12 of the Marana Town Code, requires staff approval, as well as approval by the Planning Commission. There is just over 1,600 feet of linear frontage along the Tangerine corridor with three shared access points along this development. Based upon that information, they would be allowed three monument signs. The intent behind the Planned Sign Program is to make sure there is a cohesive look and to provide proper representation for all sites to have displayed signage on the property. The three monument signs are to be placed along Tangerine Road. The maximum is 8' in height and 80 square feet per sign. A maximum height of 10 feet and 100 square feet is allowed if the exceptional design standards are met. The signs proposed; 13.5 feet in height and 97.8 square feet, 8 feet in height and 27.8 square feet, and 4 feet in height and 10 square feet.

Chairman Schnee asked how many signs are proposed at the 13.5 foot height. **Mr. Angell** noted there would be one sign at 13.5 feet. The other two signs would be 8 and 4 feet. **Mr. Angell** further noted that by code, if approved, all three signs would be allowed at the 13.5 foot height as long as they meet the exceptional design standards, but they also have to conform to the approved plan. The plan that is being presented is showing one 13.5 foot sign, an 8 foot sign, and a 4 foot sign.

Commissioner Flint asked how the exceptional design standards were approved. **Mr. Angell** noted they would be approved administratively.

Town Attorney, Jane Fairall read the guidelines of the exceptional design standards, noting the specific guidelines in the Code.

Commissioner Flint asked if the 8 foot height is standard for all signs throughout the town. **Mr. Angell** that is the base height, but there are a number of monument signs throughout the community that do exceed the 8 feet because they meet the exceptional design criteria.

Commissioner McIntyre asked how many 13 foot signs would be allowed in that area. **Mr. Angell** noted the application before the Commission is to allow for one 13.5 foot sign, one 8 foot sign, and one 4 foot sign.

Motion to approve, subject to the recommended conditions by Commissioner Flint, seconded by Commissioner Parsons. Motion passed, 4-0.

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

FUTURE AGENDA ITEMS

ADJOURNMENT

Chairman Schnee asked for a motion to adjourn the meeting.

Commissioner Flint moved to adjourn the meeting. Commissioner Parsons seconded the motion The motion passed, 4-0. The meeting adjourned at 6:24 P.M.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on June 25, 2025. I further certify that a quorum was present.

 **FOR**
Terri Byler, Commission Secretary