



MARANA PLANNING COMMISSION
REGULAR MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, October 29, 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: Led by **Chairman Schnee**.

ROLL CALL

Chairman Schnee directed the Commission Secretary to call the roll. Commissioner Tyson was absent. All other commission members were present. 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, 6-0.

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Summary Minutes of August 27, 2025

Commissioner Flint moved, and Commissioner McIntyre seconded, the motion approving the minutes. Motion passed, 6-0.

PUBLIC HEARING

1. CUP2506-001 Wireless Communication Facility for AT&T. A request for approval of a conditional use permit (CUP) for the development of a new wireless communication facility located on assessors parcel number (APN) 217538350 within Heritage Park Shoppes, south of N Tangerine Road and a quarter mile east of N Lon Adams Road at 12099 N. Tangerine Farms Road (Austin Sheffler)

Senior Planner, Austin Shreffler presented on CUP2506-001, a conditional use permit request for AT &T Mobility. He described the site location, surrounding zone and land use, displayed images of the proposed wireless communication facility concealed as a water tower and discussed the physical size of the tower. He also outlined the regulations applicable to wireless communications facilities. A copy of the presentation slides is on file with the Town Clerk's Office.

Smartlink Group, Bill Koning, representing AT&T Mobility presented on the purpose of the proposed structure, site location, enhancement to the 5G coverage area, appearance, how they meet setbacks, and that the structure will be in the furthest spot on the property from existing houses, other businesses, and streets.

Commissioner Bowen stated he liked the water tower design and asked Mr. Koning to clarify how high the tower will be. **Mr. Koning** stated the height will be 50 feet to the top and explained all equipment will be stealthily inside with nothing protruding from the top.

Commissioner Bowen asked Mr. Koning if other service providers besides AT&T are able to rent or utilize the product. **Mr. Koning** confirmed that it is collatable, and

other service providers can install their own equipment under AT&T's antenna and within the water tank concealment.

Chairman Schnee asked for confirmation that the tower meets the decibel threshold. **Development Services Director, Jason Angell** confirmed that it met the threshold. Seeing there were no speaker cards, **Chairman Schnee** opened and closed the public hearing at 6:09 p.m.

Chairman Schnee commented that he likes the appearance of the facility and stated that it meets the requirements for the town.

Motion to approve, subject to the recommended conditions by Commissioner Flint, seconded by Commissioner McIntyre. Motion passed, 6-0.

2. Middle Housing Land Development Code Text Amendment; Recommendation to the Town Council regarding revisions to Marana Town Code Title 17 (Land Development), amending Chapter 17-6 (General and Miscellaneous Development Regulations) by adding new Section 17-6-15 entitled "Middle Housing"; amending chapter 17-4 (Zoning) by making conforming amendments to sections 17-4-2 (Use matrix), 17-4-3 (Use conditions matrix), and 17-4-9 (Mixed-use zoning districts); approving the housing impact statement pertaining to this ordinance; and designating an effective date (Jane Fairall):

Town Attorney, Jane Fairall presented on the code text amendment, which would add provisions to the Marana Town Code regulating middle housing (duplexes, triplexes, townhouses, and fourplexes). The new provisions will allow middle housing as a permitted use on: any lot zoned for single-family residential use within one mile of the Town's central business district and on at least 20% of a new development of more than ten contiguous acres. Her presentation included the background of House Bill 2721, effective September 14, 2024, why the code text is being recommended to be revised, the new section of the code, the Downtown Overlay (DO) District, conforming amendments to the zoning code, and a Housing Impact Statement. A copy of the presentation slides is on file with the Town Clerk's Office.

Commissioner Flint asked for clarification regarding the distance from the Central Business District and I-10. **Ms. Fairall** stated the statute does not specify how the 1-mile measurement is determined. As such, the Town of Marana would have flexibility within the code to make a determination. **Commissioner Flint** also inquired if this would promote either transit-oriented development or workforce housing. **Development Services Director, Jason Angell** said he could see it both

ways and, at the very least, it encourages new products and diversity within our communities. **Commissioner Flint** asked if anything prohibited the Town from requesting an applicant to include, in the site plan, community parking or visitor parking, or more than one vehicle parking space per dwelling unit. **Mr. Angell** responded that Town staff would ask the developer or applicant if they feel there is adequate parking to be able to operate the subdivision and sell the units. **Mr. Angell** also added that a developer is going to propose what they know they can sell, and the developers in our community understand the buyers' needs and consider family size when putting their plans together. Lastly, **Commissioner Flint** asked about fire sprinklers within triplexes and fourplexes. **Mr. Angell** noted that when working with multi-unit structures, it would impact a different part of the International Fire Code, which we follow and adopt. Specifically, we have options that would allow us to require either sprinklers or a higher flow requirement.

Chairman Schnee opened the public hearing at 6:26 p.m.

Resident Cody Brown spoke in favor of the Middle Housing Land Development Code Text Amendment. Mr. Brown stated he is in favor of diversity and varying housing stock, especially near the downtown area, which will encourage restaurants and shops. Mr. Brown would like to see more residents within a closer proximity to the shops and feels R-6 and R-7 zoning would limit the number of potential customers to the commerce area, ultimately impacting the vitality of the up-and-coming downtown area.

Chairman Schnee closed the public hearing at 6:28 p.m.

Motion to approve, subject to the recommended conditions by Commissioner Bowen, seconded by Commissioner Flint. Motion passed, 6-0.

3. Administrative review Land Development Code Text Amendment; Recommendation to the Town Council regarding revisions to Marana Town Code Title 17 (Land Development), amending Chapter 17-3 (Administration and Enforcement) by adding new section 17-3-4 (Development plans) and new section 17-3-5 (Site plans and design review plans); amending chapter 17-5 (Subdivisions) by amending Section 17-5-2 (Procedures) to allow administrative review and approval of final plats and plat amendments; adding new section 17-5-6 (Lot line adjustments, lot ties, and lot combinations); amending Chapter 17-19 (Silverbell Road Overlay Corridor District) by amending Section 17-19-10 (Silverbell Road Overlay Corridor District development plan procedures) to allow administrative review and approval of development plans in the Silverbell Road Overlay Corridor District; and designating an effective date (Matt Taylor)

Planning Manager, Matt Taylor presented on the code text amendment, which will allow for administrative review and approval of a variety of development-related applications, including final plats, development plans, site plans, and others. His presentation included background on the House Bill 2447 passed March 31, 2025, which necessitate these text amendments. A copy of the presentation slides is on file with the Town Clerk's Office.

Commissioner Flint commented that he likes this amendment.

Seeing that there were no speaker cards, **Chairman Schnee** opened and closed the public hearing at 6:34 p.m.

Motion to approve, subject to the recommended conditions by Commissioner Flint, seconded by Commissioner Bowen. Motion passed, 6-0.

COMMISSION ACTION

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

1. Discussion and possible rescheduling or cancellation of the November 26, 2025 and December 31, 2025 Planning Commission Meetings (Jason Angell)

Commissioner McIntyre moved to cancel both the November 26, 2025, and December 31, 2025, Regular Planning Commission meetings and schedule a new Planning Commission meeting for December 10, 2025, at 6:00 pm. Vice Chair Hill seconded the motion. Motion passed 6-0

FUTURE AGENDA ITEMS

Mr. Angell stated that there are currently two data center applications under review with the town staff. Being that they are still being reviewed, there is no set schedule or timeframe, but likely, those two applications will be presented to the Planning Commission for consideration in the near future.

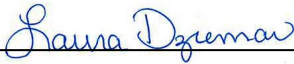
ADJOURNMENT

Chairman Schnee asked for a motion to adjourn the meeting.

Commissioner Flint moved to adjourn the meeting. Chairman Schnee seconded the motion. The motion passed, 6-0. The meeting adjourned at 6:40 p.m.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on October 29, 2025. I further certify that a quorum was present.



Laura Dzieman, Commission Secretary