



MARANA PLANNING COMMISSION
REGULAR MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, February 25, 2026, 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

Vice Chair Hill called the meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE: Led by
Vice Chair Hill

ROLL CALL

Vice Chair Hill directed the Commission Secretary to call roll. **Chairman Schnee** and **Commissioners Bowen** and **Parsons** were absent. **Vice Chair Hill** and **Commissioners Flint, McIntyre,** and **Tyson** 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, 4-0.

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Summary Minutes of January 28, 2026.

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

PUBLIC HEARING

1. Accessory Dwelling Units Marana Town Code Text Amendment; Recommendation to the Town Council regarding revisions to Marana Town Code Title 17 (Land Development), amending section 17-6-14 (Accessory dwelling units) to modify the definition of “restricted-affordable dwelling unit”, to clarify provisions related to the use of accessory dwelling units as short-term rentals, and to update an exception for land in the vicinity of a public airport (Jane Fairall)

Town Attorney, Jane Fairall presented on this item. **Ms. Fairall** noted that in 2024, the Marana Town Council adopted Ordinance No. 2024.028, which adopted development regulations for accessory dwelling units (ADUs) in accordance with state law. The provisions of Ordinance No. 2024.028 become effective when the population of the Town reaches 75,000 persons. In 2025, the Arizona Legislature adopted HB 2928, amending the ADU bill from the previous year, necessitating corresponding changes to the Town Code. **Ms. Fairall’s** PowerPoint highlighted the specific changes, including the revision to the definition of “restricted-affordable dwelling unit”, update to the exception for land in the vicinity of a public airport, clarified the effective date for mandating owner-occupancy for ADUs used as short-term rentals, and corresponding change to Town Code Chapter 9-14 (Short-Term and Vacation Rentals). A copy of the presentation slides is on file with the Town Clerk’s Office.

Commissioner Flint asked Ms. Fairall to return to page 6 of the presentation. He commented that the Town currently requires additional paperwork for short-term rentals. **Commissioner Flint** asked whether it was necessary to require the owner to certify that they are residing at the property. **Ms. Fairall** said she would investigate that request. She added that the Town was allowed to request any information needed, which is part of the regulations.

Seeing there were no speaker cards, **Vice Chair Hill** opened and closed the public hearing at 6:10 P.M.

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

COMMISSION ACTION

1. PCM2602-001; Waiver of subdivision requirement for the Villa Park subdivision. A request for a waiver of the subdivision requirement to underground existing electrical utilities adjacent to the Villa Park residential development located along North Wentz Road and West Grier Road. (Austin J. Shreffler)

Senior Planner, Austin Shreffler, presented on this item. **Mr. Shreffler** noted that this subdivision was formerly known as Wentz 154 and has since been renamed Villa Park. The applicant is LJA. The request is for a waiver of the requirement to underground an existing overhead electrical line along the South and West boundaries of the Villa Park subdivision. The location is northeast of North Wentz Road and West Grier Road. The Town code requires overhead lines on-site and adjacent to new developments to be undergrounded, but the Planning Commission may waive that requirement.

Jessica Tsinnie, a representative from LJA Engineering, was present to discuss the justifications for their request. **Ms. Tsinnie** indicated the request was on TEP's behalf because they had recently installed new poles along Grier Road, and for existing customers in the electric power service area. **Ms. Tsinnie** also mentioned that TEP was making ongoing improvements along Wentz Road. With these considerations in mind, the request was to leave the electrical lines overhead.

Commissioner Flint asked what could be built on the properties that are adjacent to Grier Road and Wentz Road. **Development Services Director Jason Angell** said the property to the West, he believes, is old alphabet-zoned, and the property to the south is designated rural residential. **Mr. Angell** went on to add that the Wentz 154/Villa Park subdivision has been recently rezoned to a standard residential subdivision.

Commissioner Flint asked if customers were without electricity while Tangerine Road was widened around I-10. **Mr. Angell** said that although he was not with the Town during that project, he is not aware of customers being without power during that specific project.

Mr. Angell added that there seemed to be a disconnect in the overall process regarding improvements to utilities in Marana. The Town is not made aware of the improvements until they are underway or nearly complete. In this case, TEP has made a significant investment to the utility infrastructure, and to request undergrounding after the fact is a bit of an insult to TEP. However, if the Town had known about TEP's project beforehand, the Town could have stepped in and

requested that the lines be placed underground. In addition, **Mr. Angell** noted that, in this case, the request was on behalf of TEP and, at the staff level, was reasonable and justified.

There were no further questions from the Commission.

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

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

Mr. Angell advised the Planning Commission that he had submitted his resignation to the Town, and his last day will be March 12, 2026. **Mr. Angell** praised the Development Services team and introduced **Development Services Deputy Director Brett Wittenberg**, who will serve as Interim. **Mr. Angell** gave appreciation to the Planning Commission members.

Vice Chair Hill acknowledged Mr. Angell's announcement.

Commissioner Flint said he was sad to see Jason go, but happy for Jason to take career opportunities that presented themselves and further his career. **Commissioner Flint** also added that he appreciated Jason's professionalism and wished him the best.

FUTURE AGENDA ITEMS

ADJOURNMENT

Vice Chair Hill asked for a motion to adjourn the meeting.

Commissioner Flint moved to adjourn the meeting. Commissioner Tyson seconded the motion. The motion passed, 4-0. The meeting adjourned at 6:21 P.M.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on February 25, 2026. I further certify that a quorum was present.



Laura Dzieman, Planning Commission Secretary