



MARANA PLANNING COMMISSION
REGULAR MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 29, 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

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

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

ROLL CALL

Chairman Schnee directed the Commission Secretary to call the roll. All Commission members were present except **Commissioner Tyson**. 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 February 25, 2026.

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

PUBLIC HEARING

COMMISSION ACTION

1. PSP2603-002 Crossroads at Gladden Planned Sign Program; A request for approval of a planned sign program for the Crossroads at Gladden development located North of Tangerine Road and east of Clark Farms Blvd. (Austin Shreffler)

Senior Planner, Brian Varney presented on this item in **Senior Planner, Austin Shreffler's** absence. The applicant, Tangerine 2021, LLC, requested approval of a planned sign program located north of Tangerine Road and east of Clark Farms Boulevard. Examples of proposed signage were displayed via PowerPoint, along with the Gladden Farms and Crossroads Land Use Plan and regulations for planned sign programs. **Mr. Varney** noted that the applicant proposed four types of free-standing signs and standard wall signage. All but one of the proposed signs met the standard sign regulations. The provisions of the planned sign program allow the Commission to make exceptions to the standard regulations if it deems them appropriate and reasonable for the project. The sign that did not meet the standard regulation was proposed at 12 feet, and four such signs are proposed as part of the planned sign program. The standard regulation would limit those proposed signs to 10 feet. Town staff recommended a design exception to allow the additional 2 feet and believed it was a reasonable request that would improve the project's signage. **Mr. Varney** also mentioned that the applicant had proposed two freeway signs, each 65 feet tall and about 280 square feet in area, which met the code requirements.

Commissioner Flint asked **Mr. Varney** to turn back to page 4 of the PowerPoint presentation, which displayed the Gladden Farms and Crossroads Land Use Plan. Commissioner Flint wanted it noted for the record that there are a few Flint Development properties in the displayed image with which he is not associated, has never met the developer, and has no vested interest in their development.

Commissioner Bowen asked why an additional 2 feet of signage was requested for the four proposed signs that do not currently meet standard regulations. **Mr. Varney**

said he believes it is intended to allow additional space between the individual sign panels so they are not squished too close together and to improve the overall look of the proposed sign.

There were no additional questions from the Commission.

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

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

FUTURE AGENDA ITEMS

Interim Director of Development Services, Brett Wittenberg, informed the committee that ordinance amendments to the sign code may be presented at the upcoming meeting.

ADJOURNMENT

Chairman Schnee asked for a motion to adjourn the meeting.

Commissioner Flint moved to adjourn the meeting. Commissioner McIntyre seconded the motion. The motion passed, 6-0. The meeting adjourned at 6:07 P.M.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on April 29, 2026. I further certify that a quorum was present.

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Laura Dzieman, Commission Secretary