

**CONTINUED FROM  
JUNE 19TH**



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NOTICE OF PUBLIC MEETING AND EXECUTIVE SESSION  
PINAL COUNTY PLANNING AND ZONING COMMISSION  
SUMMARY FOR AGENDA FOR MEETING  
Monday, July 7, 2025

9:00 AM - CALL TO ORDER

PINAL COUNTY ADMINISTRATIVE COMPLEX  
EMERGENCY OPERATIONS CENTER  
301 E. 11TH ST  
FLORENCE, AZ 85132

Action means discussion/recommendation for approval or denial to the Board of Supervisors on the following Planning Cases. (Numbers are shown for administrative convenience only. All interested persons should be aware that the cases may be heard in an order different than that shown on the agenda.)

A work session is not a public hearing. For matters that are not listed as "public hearings" the public may attend and listen to the proceedings, but may only address the Commission with its permission.

(1) Regular Items

- A. [PLEDGE OF ALLEGIANCE](#)
- B. [CALL TO ORDER AND ROLL CALL OF COMMISSION MEMBERS:](#)
  - [\(.\) MENNENGA, Chairman](#)
  - [\(.\) KLOB, Vice-Chairman](#)
  - [\(.\) HARTMAN, Member](#)
  - [\(.\) KELLER, Member](#)
  - [\(.\) LIZARRAGA, Member](#)
  - [\(.\) SCHNEPF, Member](#)
  - [\(.\) DAVILA, Member](#)
  - [\(.\) MOONEY, Member](#)
  - [\(.\) PRANZO, Member](#)
  - [\(.\) SCOTT, Member](#)
- C. [PLANNING MANAGER REPORT \(INFORMATION ITEM\)](#)

(2) Continued Cases

- A. **PZ-PA-016-24 – PUBLIC HEARING/ACTION: The Arizona State Land Department, landowner, Alex Stedman, RVi Planning + Landscape Architecture, applicant, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 389± acres of land from Suburban Neighborhood to Special District, situated on a portion of Sections 28, 20, & 29, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: 210-27-7000, located southeast of E Hunt Highway and N Gantzel Road, Pinal County.**

*Glenn Bak/Dedrick Denton*

- B. **PZ-030-24 – PUBLIC HEARING/ACTION: The Arizona State Land Department, landowner, Alex Stedman RVi Planning + Landscape Architecture, applicant, requesting a rezoning of 256.1± acres from General Rural Zoning District (GR) to R-7 Single Residence Zoning District, 68.1± acres from General Rural Zoning District (GR) to MR Multiple Residence Zoning District, and 64.8± acres from General Rural Zoning District (GR) to C-3 General Commercial Zoning District, situated on a portion of Sections 28, 20, & 29, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: 210-27-7000, located southeast of E Hunt Highway and N Gantzel Road, Pinal County.**

*Glenn Bak/Dedrick Denton*

- C. **PZ-PD-018-24 – PUBLIC HEARING/ACTION: The Arizona State Land Department, landowner, Alex Stedman, RVi Planning + Landscape Architecture, applicant, requesting a Planned Area Development (PAD) Overlay District to allow for developments standards on 389± acres to allow deviations from the R-7, MR, & C-3 development standards, Tax Parcel: 210-27-7000, situated on a portion of Sections 28, 20, & 29, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: 210-27-7000, located southeast of E Hunt Highway and N Gantzel Road, Pinal County.**

*Glenn Bak/Dedrick Denton*

- D. [\*\*PZ-008-25 – PUBLIC HEARING/ACTION: Greg Davis, Iplan Consulting\*\*](#)  
[\(agent\), MJB Acquisition LLC \(applicant\), on behalf of landowner – Marguerite Kelly Clark, is requesting an approval of a rezone from General Rural \(GR\) to General Commercial \(C-3\) zoning district on 9.94± acres to develop an outdoor storage facility, situated in a portion of Section 02, Township 04S, Range 08E, tax parcel 200-58-004F \(legal on file\) and generally located 1.75 miles to the east of the intersection of E Hunt Hwy & E Arizona Farms Rd, northwest of the Town of Florence, in unincorporated Pinal County.](#)

*Valentyn Panchenko/Dedrick Denton*

- E. [\*\*PZ-PD-005-25 – PUBLIC HEARING/ACTION: Greg Davis, Iplan Consulting\*\*](#)  
[\(agent\), MJB Acquisition LLC \(applicant\), on behalf of landowner – Marguerite Kelly Clark, is requesting an approval of a Planned Area Development \(PAD\) Overlay District on 9.94± acres to apply specific developments standards to an outdoor storage facility, situated in a portion of Section 02, Township 04S, Range 08E, tax parcel 200-58-004F \(legal on file\) and generally located 1.75 miles to the east of intersection E Hunt Hwy & E Arizona Farms Rd, northwest of the Town of Florence, in unincorporated Pinal County.](#)

*Valentyn Panchenko/Dedrick Denton*

- F. [\*\*SUP-006-25 – PUBLIC HEARING/ACTION: Greg Davis, Iplan Consulting\*\*](#)  
[\(agent\), MJB Acquisition LLC \(applicant\), on behalf of landowner – Marguerite Kelly Clark, is requesting an approval of a Special Use Permit \(SUP\) to operate an outdoor storage facility for construction-related materials and vehicles, on 9.94± acres situated in a portion of Section 02, Township 04S, Range 08E, tax parcel 200-58-004F \(legal on file\) and generally located 1.75 miles to the east of the intersection E Hunt Hwy & E Arizona Farms Rd, northwest of the Town of Florence, in unincorporated Pinal County.](#)

*Valentyn Panchenko/Dedrick Denton*

- G. [PZ-006-25 – PUBLIC HEARING/ACTION: Michael Smith, owner, Dan Burgess, applicant, requesting a rezoning of 2.69± acres from Light Industry and Warehouse \(CI-1\) to I-2 Light Industry and Warehouse Zoning District to allow for a portable concrete batch plant, Tax Parcel: 410-15-001A – legal on file – situated in a portion of Section 35, Township 10 South, Range 10 East, located northeast of E Pinal Air Park Rd and S Jet Dr in Pinal County, AZ](#)

*Glenn Bak/Dedrick Denton*

- H. [PZ-012-25 – PUBLIC HEARING/ACTION: Alex Hayes, Withey Morris Baugh, PLC \(applicant/agent\), on behalf of landowners – Rhodes Brian Scott & April Beth, are requesting an approval of a rezone from General Rural \(GR\) to Industrial \(I-3\) zoning district on 351.8± acres to develop thermal gas-fired generation plant and Battery Energy Storage System \(BESS\), on portions of Sections 1, and 12, Township 07S, Range 04E of the Gila and Salt River Base and Meridian \(legal on file\) tax parcels: 500-12-007A, 500-12-007B, 500-17-004A, 500-17-004B, 500-17-005, and 500-17-006B, and generally located south of Selma Highway, north of I-8, and 1.5 miles south of the city of Casa Grande in unincorporated Pinal County.](#)

*Valentyn Panchenko/Dedrick Denton*

- I. [PZ-PD-007-25 – PUBLIC HEARING/ACTION: Alex Hayes, Withey Morris Baugh, PLC \(applicant/agent\), on behalf of landowners – Rhodes Brian Scott & April Beth, are requesting an approval of a Planned Area Development \(PAD\) Overlay District on 351.8± acres to apply specific development standards to thermal gas-fired generation plant and Battery Energy Storage System \(BESS\), on portions of Sections 1, and 12, Township 07S, Range 04E of the Gila and Salt River Base and Meridian \(legal on file\) tax parcels: 500-12-007A, 500-12-007B, 500-17-004A, 500-17-004B, 500-17-005, and 500-17-006B, and generally located south of Selma Highway, north of I-8, and 1.5 miles south of the city of Casa Grande in unincorporated Pinal County.](#)

*Valentyn Panchenko/Dedrick Denton*

- J. [PZ-009-24 - PUBLIC HEARING/ACTION: Jordan Rose – Rose Law Group, applicant, Reliable Property Management LLC, owner, requesting approval of a rezoning of 10.11± acres from General Rural Zone \(GR\) to Light Industrial Zone \(I-2\) to allow for development of a mobile vehicle repair business, Located north of E Battaglia Road and approximately 943 feet east of N Edgedale RD, east of Eloy, Section 35, Township 7 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal county, Arizona, Tax parcel 401-55-003K \(Legal on file\).](#)

*Patrick Zaia-Roberts/Dedrick Denton*

(3) CALL TO THE COMMISSION

A. [CALL TO THE COMMISSION \(DISCUSSION ITEM\)](#)

ADJOURNMENT

Support documents for the above-listed matters are available at the Pinal County Community Development Office for the public inspection at least 48 hours prior to the meeting at the Pinal County Community Development Department, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Thursday between the hours of 7:00 a.m. and 5:30 p.m.

NOTE: One or more members of the Board may participate in this meeting by telephonic conference call.

The Board may go into Executive Session for the purpose of obtaining legal advice from the County's Attorney(s) on any of the above agenda items pursuant to A.R.S. 38-431.03(A)(3).

In accordance with the requirement of Title II of the Americans with Disabilities Act (ADA), the Pinal County Board of Adjustment and Appeals does not discriminate against qualified individuals with disabilities admission to public meetings. If you need accommodation for a meeting, please contact the Community Development Department at (520) 866-6442, at least (5) five business days prior to the meeting (not including weekends or holidays) so that your request may be accommodated.

[Pursuant to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN, that the public will have physical access to the meeting room around 8:30 AM. Posted this 30th day of June around 5:00 p.m. by Cory Busby](#)