

PLANNING AND ZONING MINUTES
MINUTES OF THE BENSON PLANNING AND ZONING COMMISSION
November 1, 2016

1. CALL TO ORDER

Chair Randy Robichaud opened the meeting at 7:00pm.

2. PLEDGE

Chair Randy Robichaud led the pledge.

3. ROLL CALL

Angela Roberts, Barbara Thompson, Tom Sanor and Randy Robichaud were present. Debbie Braatz, Jim Thelander and Andrew Abernathy were absent. A quorum was present.

4. CALL TO THE PUBLIC

There was no answer to the call.

5. APPROVAL OF MINUTES

October 17, 2016

Commissioner Barbara Thompson motioned to approve the minutes. Commissioner Tom Sanor seconded. Motion passed 4-0.

October 18, 2016

Commissioner Barb Thompson motioned to approve the minutes. Commissioner Angela Roberts seconded. Motion passed 4-0.

October 24, 2016

Commissioner Angela Roberts motioned to approve the minutes. Commissioner Tom Sanor seconded. Motion passed 4-0.

6. OLD BUSINESS

There was no old business.

7. PUBLIC HEARING

The Chair opened the public hearing at 7:02pm to take comments on the proposed rezoning of multiple parcels surrounding and inclusive of the San Pedro Golf Course greens. There was no one signed up to speak. The public hearing was closed at 7:03pm.

8. NEW BUSINESS

Chair Randy Robichaud asked Mr. George Scott, representing San Pedro Real Estate, LLC, to speak on the proposed rezoning. Mr. Scott reminded the Commission that this project first came before the Commission in April 2016, where it had been unanimously recommended for approval by the Commission. He stated that, in April, several conditions were attached to the rezoning recommendation, specifically the completion of land swaps between the City and San Pedro Real Estate, LLC. Mr. Scott confirmed that shortly after that April Planning and Zoning meeting, Mr. Tom Hartley of San Pedro Real Estate, LLC and the City agreed that land swaps

were unnecessary. Since the legal descriptions, advertisements and recommendation had been made with the presumption of the land swaps occurring, Mr. Scott explained that the process began again with the “corrected” legal descriptions and land boundaries- not showing any land swaps occurring.

Commissioner Barbara Thompson asked if moving the sewer treatment plant was part of the land swap. Mr. Scott displayed a map to show where the effluent pond is currently located and where it will be moved. Mr. Scott explained that residences are not allowed within 1000’ of the ponds and that the proposed location is already within the boundaries of the treatment plant so the fact that the pond needs to be relocated was not a driver behind the land swap concept.

Chair Randy Robichaud asked who is responsible for the costs of relocating the ponds. Mr. George Scott replied that Tom Hartley and San Pedro Real Estate, LLC are responsible for costs associated with relocating the ponds. He noted that relocation approval has already been granted by the Arizona Department of Environmental Quality (ADEQ), but Mr. Hartley has not spent additional money on the relocation process until the rezoning is approved. Planner Michelle Johnson confirmed that ADEQ has approved the relocation.

Commissioner Barbara Thompson motioned to recommend approval of the rezoning for the parcels owned by San Pedro Real Estate LLC and for parcels owned by the City of Benson from I-2 to R-1-43 and R-2. Commissioner Tom Sanor seconded.

Chair Randy Robichaud asked if Commissioner Barbara Thompson would like to amend her motion to include the staff recommendation, specifically the recommendation about preservation of the ‘remainder’ land. Commissioner Barbara Thompson amended her motion to recommend approval for the rezoning of the parcels owned by San Pedro Real Estate LLC and for parcels owned by the City of Benson from I-2 to R-1-43 and R-2 with the condition that the ‘remainder’ land owned by San Pedro Real Estate, LLC, as shown on the map, be reserved for the uses described in the rezoning application. Commissioner Tom Sanor seconded the amended motion. Motion passed 4-0.

9. ADJOURNMENT

Commissioner Tom Sanor motioned to adjourn. Commissioner Barbara Thompson seconded. Motion passed 4-0 and meeting adjourned at 7:10pm.