

PLANNING AND ZONING MINUTES
MINUTES OF THE BENSON PLANNING AND ZONING COMMISSION
October 18, 2016

1. CALL TO ORDER

Vice Chair Andrew Abernathy opened the meeting at 7:01pm

2. PLEDGE

Vice Chair Andrew Abernathy led the pledge.

3. ROLL CALL

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

4. CALL TO THE PUBLIC

There was no answer to the call.

5. APPROVAL OF MINUTES

September 26, 2016 Work Session Minutes

Commissioner Jim Thelander motioned to approve the minutes. Commissioner Tom Sanor seconded. Motion passed 5-0.

October 3, 2016 Work Session Minutes

Commissioner Jim Thelander motioned to approve the minutes. Commissioner Tom Sanor seconded. Motion passed 5-0.

6. OLD BUSINESS

There was no old business.

7. PUBLIC HEARING

Proposed Conditional Use application to expand Benson Lumber's hardware and lumber store operations to 200 East Huachuca Street, parcels 123-23-250, 123-23-251, 123-23-252.

The public hearing 7:03pm. There was no one present or signed up to speak. The public hearing closed at 7:04pm.

8. NEW BUSINESS

Consideration and Possible Action regarding the proposed Conditional Use application to expand Benson Lumber's hardware and lumber store operations to 200 East Huachuca Street, parcels 123-23-250, 123-23-251, 123-23-252.

Commissioner Barbara Thompson asked Planner Michelle Johnson to clarify the need for a conditional use. Michelle Johnson explained that the existing B-1 zoning district doesn't allow for hardware stores as a use by right but the B-2 district does. She explained that the conditional use permit allows Benson Lumber to expand beyond their existing site west of Huachuca Street, which predates the 1982 zoning regulations limiting hardware stores to the B-2 district. If there were future expansions, it would need to go through the same process.

Commissioner Angie Roberts asked about a fence or barrier between the expanded Benson Lumber site and Peggy Farley's home at 256 E Huachuca Street (123-23-249). Angel De La Torre, owner of Benson Lumber, replied that he had taken the neighbors into consideration, such as leaving room for their trash containers and gas meters as he cleaned up and fenced off the property. He did acknowledge that Ms. Farley requested a dividing wall between the properties and showed the Commission photos of the chain-link fence lined shading material he installed on the property line. Mr. De La Torre also stated he had given Ms. Farley two gates for her property to make it safer for both pedestrian and vehicular access. Commissioner Angie Roberts commented that Ms. Farley seemed to be the only neighbor with concerns to which Mr. De La Torre responded that he had spoken with Ms. Farley the prior week and expressed his opinion that she is okay with what he did on the property line since she is not present at the public hearing and meeting tonight.

Commissioner Jim Thelander motioned to approve the conditional use permit to expand Benson Lumber operations to 200 E Huachuca Street, parcels 123-23-250, 123-23-251 and 123-23-252. Commissioner Tom Sanor seconded. Motion passed 5-0.

9. ADJOURNMENT

Vice Chair Andrew Abernathy motioned to adjourn. Commissioner Barbara Thompson seconded. Motion passed 5-0 and the meeting adjourned at 7:10pm.