

**PLANNING AND ZONING MINUTES**  
**MINUTES OF THE BENSON PLANNING AND ZONING COMMISSION**  
August 11, 2020

**1. CALL TO ORDER**

Chair Andrew Abernathy opened the meeting at 6:04pm.

**2. PLEDGE**

Chair Andrew Abernathy led the pledge.

**3. ROLL CALL**

Andrew Abernathy, Dennis Bringham, Tinnie Graves, and Mark Romero were present. A quorum was present.

**4. APPROVAL OF MINUTES**

Commissioner Tinnie Graves motioned to approve the minutes of March 24, 2020. Commissioner Dennis Bringham seconded. Motion passed 4-0.

**5. NEW BUSINESS**

**Consideration and Possible Action: PLAT AMENDMENT FOR COCHISE TERRACE RV AND MANUFACTURED HOME PARK**

Chair Andrew Abernathy introduced project and the agenda item, a plat amendment for Cochise Terrace RV and Manufactured Home Park and invited the applicant to speak.

Mr. Art Bale introduced himself as the owner of Cochise Terrace, introduced Rick Reed as the park Manager and introduced Suzanne Benevide. He stated that the park has just over 300 spaces, some for manufactured homes and some for RVs. He explained that he wanted to convert approximately 1 acre from floodplain to recreational common area so it could be used for RV storage, mini storage and material storage. Art Bale noted that their materials storage had always been within the manufactured home portion of the park, but they'd like to move it to a dedicated space in northeast side. He also stated they want to add several 10 ft. x 12 ft. storage units for their residents' use as well as a larger building to store RVs to get them off the manufactured home lots. He stated that residents would be charged to rent units or RV storage spaces to help cover the cost of construction. Mr. Bale further commented that the wash would not be impacted and that construction of the driveway from Barrel Cactus has already received preliminary approval from the Building Department.

Commissioner Dennis Bringham asked if the 6ft wall would be a wall or a fence. Art Bale responded that it would be a wall and would probably have solar lighting. Commissioner Dennis Bringham asked what is going to be outside the wall and Mr. Bale replied that on their north side is the southern boundary of the Meritage Homes. He noted that there is a fairly steep grade down from the existing RV spaces toward Meritage Homes as their existing RV spaces will likely look over the storage unit.

Commissioner Mark Romero asked how many 10ft x 12ft storage unit would be onsite to which Mr. Bale replied he'd like 10-15. Chair Andrew Abernathy asked if these storage units would be used in lieu of placing storage sheds on the individual spaces. Mr. Bale they are not in lieu of placing shed on individual spaces, but for people who need extra storage, often when they are in the move-out-of-their-house-into-the-park process.

Commissioner Tinnie Graves asked about the proposed RV storage, if it was going to be used to store additional RVs. Art Bale stated that the privately owned manufactured home spaces are allowed to park RVs on their lots, but that some of the lots are not large enough for both a manufactured home and an RV so the indoor RV storage would be for those residents. He noted that the structure will only hold 5 RVs.

Chair Andrew Abernathy asked if there were further questions from the Commission or any further information the applicant would like to provide. There was no response so the Chair called for a motion. Commissioner Tinnie Graves motioned to recommend approval of the Cochise Terrace RV and Manufactured Home plat amendment to Council. Motion seconded by Commissioner Mark Romero. Motion passed 4-0.

Commissioner Dennis Bringham motioned to adjourn. Chair Andrew Abernathy seconded. Motion passed 4-0 and the meeting adjourned at 6:12PM.