

**PLANNING AND ZONING MINUTES**  
**MINUTES OF THE BENSON PLANNING AND ZONING COMMISSION**  
September 8, 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

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

4. APPROVAL OF MINUTES

Commissioner Dennis Bringham motioned to approve the August 11, 2020 special meeting minutes. Commissioner Tinnie Graves seconded. Motion passed 4-0.

5. OLD BUSINESS

None

6. NEW BUSINESS

None

7. WORK SESSION

Commissioners and Planner Michelle Johnson reviewed the chapters that had been sent and preliminarily approved by the former city attorney. 11 chapters were reviewed with the current Commissioners to refresh memories on the work already completed. Minor changes to phrasing and order were made. These changes will be incorporated into document and sent to the current City Attorney for final approval.

Clauses relating to the fact that fees are established by Council were added to chapters dealing with permitting procedures that require fees to be paid.

Article 2A will include accessory dwelling units and tiny homes as conditional uses for any zoning districts.

Article 3 added a clause that the issuance of a building permit demonstrates zoning compliance.

Article 6 added a clause that reduced the setbacks for accessory structures in single family residential districts.

Article 13, Livestock, was revised to increase the allowable acreage for livestock from 1 acre to 20 acres, per the Police Department Animal Control request. Animal Control had requested no livestock on parcels less than 40 acres, but the Commission hopes to compromise at 20 acres.

The Livestock article was also revised to include a section to allow small livestock, particularly poultry, based on Sierra Vista's ordinance.

Articles 16 and 16A were revised to allow non-habitable accessory structures to have a 5 foot rear setback, instead of the 10 foot required for the primary structure/RV space.

Lighting and Signage were agreed to be the next chapters under review, as they have already been started and need final adjustments.

#### 8. ADJOURNMENT

Commissioner Dennis Bringham motioned to adjourn the meeting. Commissioner Tinnie Graves seconded. Motion passed 4-0 and the meeting closed at 8:17pm