

CITY OF BENSON

PLANNING & ZONING COMMISSION

July 7, 2025 – 5:30 P.M.

REGULAR MEETING

THE PLANNING AND ZONING COMMISSION OF BENSON, ARIZONA
WILL HOLD A PUBLIC MEETING ON JULY 7, 2025, AT 5:30 P.M.,
AT THE COUNCIL CHAMBERS, 599 S. DRAGOON ST. BENSON, AZ

Abbie Johnson, Engineering Aide/Permit Technician

AMENDED **AGENDA**

The Commission may discuss, direct, consider and take possible action as indicated below pertaining to the following:

CALL TO ORDER: The Call to Order will consist of the Chair calling the Commission to order. The Chair or his designee shall then lead those present in the Pledge of Allegiance.

ROLL CALL: The Clerk shall call the roll of the members, and the names of those present shall be entered in the minutes.

PUBLIC HEARING: The Planning and Zoning Commission will receive comments from the public and/or discuss the proposed rezoning of parcel 123-16-020E, on which applicant Engineered Concepts proposes to build a metal fabrication facility.

PUBLIC HEARING: The Planning and Zoning Commission will receive comments from the public and/or discuss proposed updates to the Planning and Zoning Bylaws.

CALL TO THE PUBLIC – AGENDA-RELATED COMMENTS ONLY: Communications and comments from the citizens regarding the City of Benson or other matters properly addressed to the Planning and Zoning Commission shall be heard by the Commission. Such remarks shall be addressed to the Commission as a whole and shall be limited to three (3) minutes unless this time is adjusted at the discretion of the Chairman. **

NEW BUSINESS:

1. Discussion and possible action on the Consent Agenda: *** **APPROVED**
 - 1a. Minutes of the May 5, 2025, Regular Meeting
 - 1b. Minutes of the June 16, 2025, Regular Meeting
 - 1c. Amended minutes of the November 6, 2024, Regular Meeting
2. Discussion and possible action on a rezoning application from Engineered Concepts to rezone the parcel 123-20-016E from I-1 Light Industrial to I-2 Heavy Industrial for their metal fabrication facility **Approved. Recommending to City Council.**
3. Discussion and possible action to amend the Planning and Zoning Commission Bylaws; amendments may include but are not limited to addressing meeting date and time as well as a quorum. **Approved.**

CONTINUED ITEMS: Mixed-use zoning. The Commission has determined that this topic requires additional work before it is ready for discussion and will be brought to the Planning and Zoning Commission at a future meeting.

CALL TO THE PUBLIC – NON-AGENDA-RELATED COMMENTS: Communications and comments from the citizens regarding the City of Benson or other matters properly addressed to the Planning and Zoning Commission shall be heard by the Commission. Such remarks shall be addressed to the Commission as a whole and shall be limited to three (3) minutes unless this time is adjusted at the discretion of the Chairman. **

ADJOURNMENT

POSTED this 3rd day of July, 2025.

Pursuant to A.R.S. § 38-431.02(H), the public will have physical access to the meeting place thirty (30) minutes prior to the start of the meeting.

Material related to the Planning and Zoning meeting is available for public review the day before and the day of the meeting, during office hours, at the Planning & Zoning Staff's Office located at 101 E. 6th Street, Benson, Arizona, 520-586-2245.

All facilities are handicapped accessible. If you have a special accessibility need, please contact Vicki L. Vivian, City Clerk, at (520) 586-2245 or TDD: (520) 586-3624, no later than eight (8) hours before the scheduled meeting time.

**** Call to the Public**

Arizona Revised Statutes §38-431.01(H) provides that "A public body may make an open call to the public during a public meeting, subject to reasonable time, place and manner restrictions to allow individuals to address the public body on any issue within the jurisdiction of the public body. At the conclusion of an open call to the public, individual members of the public body may respond to criticism made by those who have addressed the public body, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the public body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action." As such, a Call to the Public, if on the agenda, is provided as a courtesy.

In order to speak during the Call to the Public, please complete the Call to the Public form requesting to do so.

*****Consent Agenda**

The Consent Agenda will be the first item under New Business and shall list separately distinct items requiring action by the Planning and Zoning Commission that are generally routine items not requiring Commission Discussion. A single motion will approve all items on the Consent Agenda, including any resolutions or ordinances, or claims/invoices that are of a routine nature. A Commissioner may remove any issue from the Consent Agenda, and that issue will be discussed and voted upon separately, immediately following the Consent Agenda under its proper regular category of New Business.