

The following are the approved minutes of Centerfield City's Planning & Zoning meeting, held June 22, 2023 in the Centerfield City Hall. Those in attendance: Mayor Travis Leatherwood, Jon Hansen, Brandon Childs, and Christi Garff. Absent Courtney Lund and Albert Park..

Commissioner Childs called the meeting to order at 7:31 PM.

### **Minutes**

Board Member Hansen moved to approve the minutes of May 25, 2023. Seconded by Board Member Garff. Carries 3-0.

### **Neil Banner- Building Permit- Patio**

Neil Banner is in attendance to get recommendation for a building permit for a patio on the west side of his garage, located at 185 West 200 North. All setbacks were gone over and there were no concerns.

Board Member Hansen made a motion to recommend a building permit to city council for a patio for Neil Banner. Seconded by Commissioner Childs. Carries 3-0.

### **Neil Banner- Building Permit- Basement Walkout and Retaining Wall**

Neil Banner is in attendance to get recommendation for a building permit for a basement walkout and retaining wall at his home, located at 185 West 200 North. All setbacks were gone over and there were no concerns.

Commissioner Childs made a motion to recommend a building permit to city council for a basement walkout and retaining wall for Neil Banner. Seconded by Board Member Garff. Carries 3-0.

### **Reyna Torres- Building Permit- Trailer**

Reyna Torres is in attendance to get a few questions answered regarding a building permit and the stipulations for a trailer on her property at 65 East 470 North. Mrs. Torres is wondering if the building moratorium has been lifted? Which it has. She is still looking at finding a trailer. Board went over setbacks with them and showed them where to find the ordinances when they are looking for a trailer. Once they find a trailer, they will submit the dimensions and come back to planning and zoning.

### **Unfinished Business**

City staff was notified by a resident claiming that the individuals that recently purchased their neighboring property were turning it into three apartments. Staff told them they would bring it before the planning and zoning board, but they were encouraged to also talk to city council members about it. First issue brought up was that it doesn't have enough frontage. The governor's recent passage was only intended if it was the individual's primary residence, then they could "rent" out the unoccupied space. If they are trying to turn it into a triplex, there are a

lot of safety codes that need to be followed, i.e. fire walls, etc. They would also need to have a permit from the county to make sure it is being regularly inspected.

Board researched the fence ordinance and discussed when or if a resident should be required to attend planning and zoning for approval of a fence under 6 feet. After a lengthy discussion, residents will be required to come to planning and zoning for approval of a fence. Commissioner Childs will put together a checklist.

Commissioner Childs moved to adjourn the meeting at 8:49 PM. Seconded by Board Member Hansen. Carries 3-0.

Lacey Belnap Lacey Belnap, City Recorder  
Travis Leatherwood Travis Leatherwood, Mayor  
July 27, 2023 Approval Date