

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, February 6, at 5:30 p.m. at the Beaver City Center, 30 West 300 North. The following members were present: Board Members Joe White, Lance Cox, Nate Harris, Joe Yardley and David Albrecht. Also present are Planning and Zoning Administrator Jason Brown and Secretary Paula Fails.

WORK SESSION - Review of the items on the agenda. Discussion on roads, subdivisions and septic tanks.

PUBLIC SESSION - Chairman White welcomed everyone to the meeting at 6:00 p.m. Those in attendance were Board Chairman Joe White, Board Members Lance Cox, David Albrecht, Joe Yardley and Nate Harris. Public present Howard & Lavern Bradshaw, Jason & Julia Richter, Wade Bradshaw, Shawnte McMullin and Emerson Jolley.

MINUTE APPROVAL - After the board members reviewed the minutes, Member Yardley moved to approve the minutes from January 16, 2018 as presented, with the Member Cox seconded the motion. All voted in favor. None opposed.

CONDITIONAL USE PERMITS - Jason & Julia Richter met with the board to ask for a Conditional Use Permit for a web-based home business / Design 2 Shine at 50 North 1200 East. Julia Richter talked to the board about the reason for moving their business from main street to home, with the lack of foot traffic in the store and more business done through phone calls and their new website. Member Cox motioned to approve the Conditional Use Permit for a home business Member Harris second the motion. All voted in favor of the motion. None opposed.

Shawnte McMullin met with the board to ask for a Conditional Use Permit for a home business / Kut'N Up Beauty Salon at 645 East 1800 North. Member Albrecht motioned to approve Conditional Use Permit for a home business / beauty salon, member Cox second the motion. All voted in favor of the motion. None opposed.

SUBDIVISION - Phil Jolley Subdivision / Tushar Springs Subdivision – Emerson Jolley met with the board on for his Dad – Phil Jolley. The board discussed with Emerson roads, water services, hydrants and layout of lots. Emerson plans on building on lot 1 or 6, possible a first house on lot 1 and then later building on lot 6. Member White talked about the concerns the board has with having 6 septic tanks, so close to the new Beaver City well.

The board would like more information on the subdivision such as adequate easement, road width, lot layout and utilities, are water coming from under North Creek road or along the west side of North Creek. The board tabled the subdivision until more information is brought back to the board to answer concerns with the subdivision, before it is finalized.

REZONING PROPERTY - Beaver City Re zoning property at approx. 100 South 500 West from RR1 to Manufacturing with an agricultural overlay. Member Cox motioned to recommend to the City Council to Rezone this area from RR1 to Manufacturing with an agricultural overlay, Member Yardley second the motion. All voted in favor of the motion. None opposed.

The board will meet next month on March 6, 2018 at 5:00pm for a dinner / training with Beaver County building inspector Kyle Blackner.

The Planning & Zoning Board had no further business at this time. Member Harris motioned to adjourn the meeting and member Yardley second the motion. All voted in favor of the motion. The meeting adjourned at 7:00 p.m.

APPROVED – Joe White
Planning & Zoning Chairman

ATTEST – Paula Fails
Secretary