

**MINUTES OF THE PLANNING AND ZONING BOARD:** The Planning and Zoning Board met on November 21, 2013 at 7:02 p.m. in the City Center, 30 West 300 North. The following members were present: Chairman Joe White, Board Members Alison Webb, Milton Smith and Rick Jarvis, Planning and Zoning Administrator Brent Blackner and Assistant, Patty Knapple. Board member, Jill Neilson and Zoning Secretary Paula Fails was absent and excused.

Minutes from August 15 and October 22, meetings were read. Board Member Webb motioned, Member Smith seconded minutes are approved as read and written, with typing and grammar corrections. All voted in favor of the motion. No opposed.

Danny Beard met with the board to ask for a variance to setbacks from 8 feet to 4 feet on the northwest corner to build a 520 square feet shed/workshop in the back corner of his property at 345 East 300 North. No problems for utility access. Letters to adjoining property owners had been previously mailed a week prior. No returns, calls or comments from these letters. Members discussed drawings and application. Member Webb motioned to approve conditional use permit as per designs provided. Member Jarvis second motion. All voted in favor of the motion. No opposed.

Devin Elliot requested a Conditional Use Permit to build a garage for a meat processing shop at 270 East 200 South. Devin indicated that the meat is for private use and not for retail sales. No slaughtering done on sight. Animal is brought gutted and skinned to Devin. A barrier will be put in place if Devin has to skin a deer. Board member Jarvis made a motion to approve the conditional use permit for the garage/meat packing process facility at his home. This motion was seconded by Member Smith. No opposed. Motion passed unanimously.

Members reviewed proposed changes to Chapter 11, Title 11 and Chapter 13, Title 11. Member Jarvis reviewed changes and agreed with the changes that are proposed. Member Jarvis was excused at this time. Member Webb motion to accept changes as discussed and written Smith seconded motion all voted unanimously passed.

Next planning and zoning meeting will be December 19, 2013; if any items are requested.

The Planning & Zoning Board had no further business at this time. Board Member Webb motioned the meeting be adjourned at 7:45 p.m. Member Smith seconded the motion. All voted in favor. None opposed.

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**APPROVED – Joe White**  
Planning and Zoning

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**ATTEST – Patty Knapple**  
Administrative Assistant