

**MINUTES OF THE PLANNING AND ZONING BOARD:** The Planning and Zoning Board met on August 15, 2013 at 6:30 p.m. in the City Center, 30 West 300 North, for a work meeting. The following members were present: Chairman Joe White, Board Members Alison Webb, Milton Smith, Rick Jarvis, Planning and Zoning Administrator Brent Blackner and Deputy Recorder Venadee K. Limb. Zoning Secretary Paula Fails was absent and excused. Minutes from April 18, 2013 Planning and Zoning meeting were read. Board Member Webb moved, Board Member Jarvis seconded minutes to be approved as read and written, with typing and grammar corrections. All voted in favor of the motion.

**Liz Webb and Nicole Nowers** met with the Planning & Zoning Board to request a Conditional Use Permit for a Home Business to be used for breeding and selling AKC registered Chihuahua Pets at their home at 1250 North 135 West. Liz and Nicole stated that they have 3 females and 1 male. The females each would have 1 litter of pups per year with an average of 1-4 pups in each litter. The dogs would be kept indoors and in the fenced backyard. When the owners are not at home the dogs would be kept inside. The Board stated that Beaver City adopted the County Animal Ordinance and advised Liz and Nicole to get a kennel license from the County. They will also need to apply for Business License for breeding and selling dogs from the City. Board Member Webb moved Board Member Jarvis seconded to approve a Conditional Use Permit for a Home Business to be used for breeding and selling small dogs at 1250 North 135 West. All voted in favor. None opposed.

**Devin Elliot** submitted a request for a Conditional Use Permit to build a garage for a meat packaging shop located at 270 East 200 South. Devin stated that he plans to use the garage to cut and package wild game during the hunting seasons, as well as domestic animals throughout the rest of the year. Slaughtering and gutting of animals will not be done at this location. Customers will have to bring the animal ready to be cut and packaged only. Devin will encourage customers to have their animal already skinned before arriving, but if needed he will skin the animal in an enclosed area outside of the garage. An 8 x 12 x 7 foot tall cooler will be attached to the outside of building. All cutting of the meat will be done inside of the garage. Waste barrels will be taken to the landfill at the end of each day, or bagged and hauled off next day. Meat will not be used for retail sales. Meat will be processed, packaged and stored in the cooler until customer returns for pick up. Devin is employed as the butcher at Mike's Foodtown and will only be processing meat at his residence as a side job. Devin has contacted the State Health Inspector concerning the requirements needed, and was informed that inspections would be performed regularly. The County Building Inspector has reviewed the building plans. The Board discussed utility connection and size requirements with Devin and his contractor Lynn Edward Elliot. State and City Ordinances were discussed. Board Members read and discussed Ordinance 11-8B-4. Zoning Administrator Blackner stated the Board realizes that this Business would provide a much needed service to our community. The Board decided to table the discussion to further review all ordinances. Beaver City's Ordinance does not address meat processing in a residential zone, so further discussion will be required. Board Member Webb motioned Member Jarvis seconded to table discussion. All voted in favor, none opposed.

Proposed Zoning Ordinance Changes were discussed. Board will read and review Ordinance 11-13-1-4 to discuss at a further date.

The Planning & Zoning Board had no further business at this time. Board Member Jarvis motioned the meeting be adjourned at 8:25 p.m. Member Webb seconded the motion. All voted in favor. None opposed.

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APPROVED – Joe White  
Planning and Zoning

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ATTEST – Venadee K. Limb  
Deputy Recorder