

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, November 3, 2020 at the Beaver City Center, 30 West 300 North. The Following members were present: Board Members Chairman Joe White, Joe Yardley, David Albrecht and Owen Spencer. Also, present were Planning and Zoning Administrator Jason Brown and Paula B. Fails Secretary. Board Members Nate Harris, was absent and excused. Public present Mr & Mrs Crowthers.

Work Meeting Administrator Brown reviewed with the board changes made to the Beaver City Cargo container ordinance from last meeting. The board discussed cargo containers being allowed in all zones, lots from 9,800 to 19,400 can only have one container provided that it is not buried and not exceed 21' long, lot from 19,401 up to 21,780 can have one container 41' in length or two 21' containers as long as they are not buried. Discussion continued later in the regular meeting.

Minute Approval After reviewing the minutes, Member Owens motioned to approve the minutes of October 6, 2020. Member Yardley seconded the motion. All voted in favor. None opposed.

Conflict of interest statement No one had any conflicts to declare for this meeting tonight.

Crowther Minor Subdivision Approval Mr. Crowther met with the board to review his new subdivision, Crowther Phase 1. Administrator Brown went through the power, water, drainage, sewer and roads, everything in his subdivision plans are in compliance. The lots are each a little over 1 acre. Member Albrecht made a motion to recommend this subdivision to the Beaver City Council Member for approval Owens seconded the motion. All voted in favor. None opposed.

Cargo Containers The board continued the discussion on Cargo containers, with a limit of 2 per lot on lots bigger than 21,781 square feet. Board discussed no semi-tractor trailer with wheels allowed in any residential area to be used as a storage container.

Continued discussion on Single Family District The board continued the discussion on supplemental feeding, a conditional use permit needs to be required for large animals with conditions of cleaning up the manure/waste from all animals. Usable lot area – the ordinance currently states 20' from the back of the house, the board would like to redefine the space to include buildings that care for the animals such as barns.

Master Plan Review Administrator Brown discussed with the board the process for the grant application on re-writing our master plan. If we don't qualify during the first round then we will be put into the second round on the grant.

The Planning & Zoning Board had no further business at this time. Member Yardley motioned to adjourn the meeting and Member Albrecht second the motion. All voted in favor of the motion. None opposed. The meeting adjourned at 7:15 pm.

APPROVED – Joe White
Planning & Zoning Chairman

ATTEST – Paula B. Fails
Secretary