

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, February 6, 2024, 5:30 p.m. at the Beaver City Center, 30 West 300 North. The following members were present: Chairman Pro Tem Chris Hilsman, David Kerksiek Ruben Vasquez and Debbie Smith. Also, present were Planning and Zoning Administrator Jason Brown and Secretary Paula Fails. Chairman Travis Hollingshead was absent and excused. Public present Mark and Jackie Whittlesey.

WORK MEETING

Administrator Brown reviewed over questions the board had on the South Peak Industrial Park Phase 2, roads, utilities etc. He also reviewed the Conditional Uses for the conditional use permit at 60 East Center short term (nightly rentals). The board reviewed parking, setbacks and easements for utilities.

REGULAR MEETING

Member Kerksiek motioned to have Chris Hilsman as Chairman Pro Tem for the meeting
Member Smith second the motion.

Chairman Pro Tem Hilsman welcomed everyone.

OPENING – ADMINISTRATOR BROWN

Administrator Brown opened with a pledge and prayer.

APPROVAL OF MINUTES

Approval of minutes for November 7, 2023 and January 23, 2024.

Member Vasquez motioned to approve the minutes from November 7, 2023 member Kerksiek second the motion. All voted in favor. Member Smith motioned to approve minutes from January 23, 2024 member Smith second the motion. All voted in favor of the motion.

CONFLICT OF INTEREST STATEMENT

None

PUBLIC HEARING

Member Vasquez motioned to go into public hearing to discuss the zone change for South Peak Industrial Park. Member Smith second the motion. All voted in favor.

No public comment was made.

Member Kerksiek motioned to go out of public hearing. Member Vasquez second the motion. All voted in favor of the motion.

SOUTH PEAKS INDUSTRIAL PARK – PHASE 2 CENTRAL DEVELOPMENT (CD) ZONING TO MANUFACTURING

Member Vasquez motioned to approve the change in zoning from Central Development to Manufacturing. Member Kerksiek second the motion. All voted in favor of the motion.

CONDITIONAL USE PERMIT – DAVID REED FOR 60 EAST CENTER RENTAL PROPERTY (Apartments)

David and Kelsey Reed joined the meeting via zoom. David and Kelsey Reed introduced themselves. They explained their use for the conditional use permit at 60 East Center, will be rental lease for each unit (two Apartments total). The Reed's were reminded that Center Street is a public roadway, that on-street parking is for everyone. Secondly, they were reminded that they are immediately located to businesses, that by having apartments, they are coming to the nuisance. Third, they were reminded of the utility easement to access the power pole at the rear of the property from Center Street.

Member Kerksiek motioned to approve the Conditional Use Permit for 60 East Center with the condition that they will designate parking for each unit and have the fire and building inspections done. Member Vasquez second the motion. All voted in favor of the motion.

The Planning & Zoning Board had no further business at this time. Member Kerksiek motioned to adjourn the meeting and Board Member Vasquez seconded the motion. All voted in favor of the motion. None opposed. The meeting adjourned at 6:35 pm.

APPROVED – Chris Hilsman
Chairman Pro Tem

ATTEST – Paula B. Fails
Secretary