

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday, May 7, 2024 5:30 p.m. at the Beaver City Center, 30 West 300 North. The following members were present: Chairman Pro-Tem David Kerksiek, Ruben Vasquez and Debbie Smith. Also, present were Planning and Zoning Administrator Jason Brown and Secretary Paula Fails. Travis Hollingshead and Chris Hilsman were absent and excused. Public present Mark and Jackie Whittlesey, Bret Bradshaw, Staton Littlefield, Rylee & Katie Robinson, Dave Stewart, Bryon Stubbs, Bob Bissitt, Clint Reynolds, Vini Arlotti, and Kasey Del Toro.

WORK MEETING Administrator Brown discussed with the board the agenda items for tonight, reviewed conditional use permit ordinance, future zone changes and changes in the Subdivision ordinance. Subdivision ordinances changes, Planning & Zoning approves subdivisions and there are only 4 reviews, 15 days between and it has to be finalized if the applicant meets all the criteria.

REGULAR MEETING Member Vasquez motioned to have Member Kerksiek Chairman Pro-Tem. Member Smith second the motion. All voted in favor of the motion.

OPENING – ADMINISTRATOR BROWN - Administrator Brown opened with a pledge.

APPROVAL OF MINUTES Approval of minutes for February 6, 2024.

Member Vasquez motioned to approve the minutes from February 6, 2024 member Smith second the motion. All voted in favor.

CONFLICT OF INTEREST STATEMENT None

ZONING CHANGE DISCUSSION Administrator Brown discussed with the board the future potential zone changes to the Beaver Valley Hospital property from Mobile Home to Central Commercial, change of the property East of Big O tire from Central Commercial to Multi-Family and continue main street from 300 South to the Beaver River as Central Commercial, 3.5-acre property south of the old Hog Slat building to Central Commercial.

CONDITIONAL USE PERMIT FOR CONCRETE BATCH PLANT AT 1800 NORTH 270 WEST (VINI ARLOTTI PROPERTY)

Dave Stewart met with the board to do a batch plant on the Arlotti Property. Vini Arlotti was also present for the meeting and talked to the board about where the trucks would come off of 400 West onto 1800 North and into the plant. Normal hours of operation 4AM until 2PM and later in the fall and winter months. They plan on using a generator for power and water from Vini Arlotti. Member Vasquez asked Stewart & Arlotti about noise, dust and restroom services at the location. Admin Brown also talked to them about left over cement and where they would dump it. Mr. Stewart said that they make a product out of it and never just dump it on the ground. Administrator Brown asked how soon he would start and Dave said that he would start in a week or week and a half.

Opened for public comment Bob Bissitt said that he recently built a home in Beaver and it was an issue to get concrete and it would be nice to have a concrete plant in Beaver. No other comments were made.

Board Member Kerksiek motioned to approve the Conditional Use Permit with the conditions after one year the water impact be evaluated, hours of operation, control dust, impact of the road and noise. Member Vasquez second the motion. All voted in favor of the motion.

AUTO-PLEX PASSION PLAZA PROPOSED COMMERCIAL SUBDIVISION Kasey Del Toro met with the board to discuss a future business plaza / commercial intent on the North end of main street in Beaver breaking the property into 8 different parcels with different types of use. Kasey will only be building on lot #8 and would sell the other 7 lots for business development. Admin Brown discussed utilities availability to the property for the lots. There may be issues with the sewer and they will have to bore under main street to attach to the sewer. He also plans to have all services in place for each lot, all traffic will come off of 200 West, which he will be paving the road with asphalt. The property is currently zoned Central Development and he is requesting it be rezoned too Central Commercial.

OLD BUSINESS Member Smith asked if the trailer park was still in progress. Administrator Brown said that they have been working on utility access and are ready to get going on the park soon.

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 7:00 pm.

APPROVED – David Kerksiek
Chairman Pro-Tem

ATTEST – Paula B. Fails
Secretary