

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

WORK MEETING Administrator Brown discussed with the board about the Mike Rosenlof property proposed Zone change from R1 to Central Commercial. Mike will be here to explain his plans for a hair salon in the home at the location of 285 North 100 East. Admin Brown reviewed over the Central Commercial zone and constructions standards for the zone. The board also reviewed the Conditional Use permit for Korbin Oakden. He will need a Conditional Use permit for the duplex.

REGULAR MEETING Chairman Hollingshead welcomed everyone to the meeting and excused board members David Kerksiek and Chris Hilsman they are out of town.

OPENING – ADMINISTRATOR BROWN –

Member Ruben Vasquez opened with a prayer and Admin Brown led the pledge of allegiance.

APPROVAL OF MINUTES FOR JULY 2, 2024

Member Smith motioned to approve the minutes from July 2, 2024 meeting. Member Vasquez second the motion. All voted in favor.

CONFLICT OF INTEREST STATEMENT No one had a conflict of interest.

ZONING CHANGE DISCUSSION – REZONE PROPERTY AT 285 NORTH 100 EAST FROM R1 TO CENTRAL COMMERCIAL

Mike Rosenlof met with the board to explain his plans to change the home at 285 North 100 East into a beauty salon. He plans on working with the city to upgrade to Central Commercial standards and ordinance compliance. Member Vasquez asked about parking, he plans on having paved parking including handicap parking spot. Chairman Hollingshead asked about parking lot lights, he plans on having lights on the building to light the parking lot. The property will require curb, gutter and sidewalk as per Commercial zone standards. Member Vasquez asked about fencing, he doesn't plan on any fencing for the property.

PUBLIC HEARING FOR ZONE CHANGE RECOMMENDATION

Member Smith motioned to go into a public hearing Member Vasquez second the motion. All voted in favor of the motion. Administrator Brown read the letter that was sent in by John and Elsa Sandefur, they are against the zone change. Admin. Brown spoke with Brian Hanley who lives adjacent and he has no objections to the zone change or business. Mike doesn't think there will be more traffic and the building will look like a home not a business. No more public comment.

Member Vasquez motioned go to out of closed session. Member Smith second the motion. All voted in favor of the motion.

Member smith motioned to recommend to the City Council to rezone the Rosenlof property at 285 North 100 East from R1 to Central Commercial. Member Vasquez second the motion. All voted in favor of the motion.

CONDITIONAL USE PERMIT FOR KORBIN OAKDEN AT 1240 NORTH 200 WEST FOR A DUPLES IN THE OLD BRADSHAW SUBDIVISION –

Korbin Oakden met with the board to discuss his plans for a two-story duplex at 1240 North 200 West. It will be a three-bedroom duplex. He plans on living in it and later renting it. Chairman Hollingshead read through the Conditional Uses ordinance standards. Chairman Hollingshead mentioned keeping big equipment out of the way and being a good neighbor during construction. Administrator Brown mentioned that a duplex is allowed in this zone with a CUP. Clayton Terry asked if there would be issues with the sewer in the area, he said that there is a line in this area that comes from Shad Bradshaw house.

Member Vasquez motioned to approve the CUP, with the condition that they follow all building standard for Beaver City. Member Smith second the motion. All voted in favor of the motion.

The Planning & Zoning Board had no further business at this time. Member Vasquez motioned to adjourn the meeting and Board Member Smith seconded the motion. All voted in favor of the motion. None opposed. The meeting adjourned at 7:00 pm.

APPROVED – Travis Hollingshead
Chairman

ATTEST – Paula B. Fails
Secretary