

MINUTES OF THE PLANNING AND ZONING BOARD: The Planning and Zoning Board met on Tuesday June 3, 2025 5:30 p.m. at the Beaver City Center, 30 West 300 North. The following members were present: Chairman Travis Hollingshead, Debbie Smith, and new board member Jordon McMullin. Also, present were Planning and Zoning Administrator Jason Brown, and Secretary Paula Fails. David Kersiek was absent and excused. Public present Mark & Jackie Whittlesey, Spencer & Jamie White, Nick & Colleen Dotson, Annie Pray, Mo Larsen and Rowan Joseph.

WORK MEETING

Administrator Brown discussed with the board the agenda item, with the possibilities of a zone change of Neighborhood Commercial District, Central Commercial Zone, or a Conditional Use Permit. If there is a zone change the board only recommends to the City Council and they will make the zone change if they see fit. CUP is done by this board only.

OPENING – ADMINISTRATOR BROWN –

Chairman Hollingshead welcomed everyone to the meeting. Hollingshead opened with a word of prayer and Administrator Brown lead everyone in the pledge of allegiance.

REGULAR MEETING -

Chairman Hollingshead welcomed new board member Jordan McMullin.

APPROVAL OF MINUTES FOR DECEMBER 11, 2024 -

Member Smith motioned to approve the minutes from December 11, 2024 meeting. Member McMullin second the motion. All voted in favor.

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

JAMIE WHITE RE ZONE PROPERTY DISCUSSION AT 295 WEST CENTER FROM RR 1 TO CENTRAL COMMERCIAL, NEIGHBORHOOD COMMERCIAL OR A CONDITIONAL USE PERMIT FOR A HOME BUSINESS/BAKERY – discussed with the board her plans for a bakery at this location.

PUBLIC COMMENT – Member Smith motioned to go into public comment, Member McMullin second the motion Nick and Colleen Dotson comments worried about traffic, the zoning changing and if it stayed the same zone if it doesn't work out and no room for parking. Mo Larson for the bakery and what Jamie is trying to do for the community. Annie Pray great location and size for the business, limited days and hours no growth for the future due to size, she is limited to just the current size of the property. No other Comments.

Board Chairman Hollingshead read through each one of the Conditional Use Permits with Jamie answering any questions that the board has with each 15 questions. The Bakery will only be open Tuesday – Thursday 10 AM – 2 PM. After reviewing all Conditional Use Permit questions, they have decided to go with a Conditional Use Permit and later revisiting the Central Commercial zone. Member Smith motioned to approve the conditional use permit with the condition that they follow all laws and regulations for a home business, comply with ADA parking and being reassessed in 12-month time, hours of operation stay the same and have a dustless parking lot. All voted in favor.

Administrator Brown encouraged the board to review chapter 11 on Zoning in the city ordinance.

The Planning & Zoning Board had no further business at this time. Member Smith motioned to adjourn the meeting and Board Member McMullin seconded the motion. All voted in favor of the motion. None opposed. The meeting adjourned at 7:20 pm.

APPROVED – Travis Hollingshead
Chairman

ATTEST – Paula B. Fails
Secretary