

**Beaver County
Planning & Zoning Commission
January 18, 2022
6:30p.m.**

Unapproved Minutes

Attendance: Acting Chairman-Kolby Blackner, Don Noyes, Bryan Graham, Brandon Yardley, Brady Bradshaw, Mitch Dalton, Jared Gillins representing the Zoning Department, Von Christiansen as Attorney and Kyle Blackner as Zoning Administrator. Karianne Jarvis was not in attendance.

Visitors: Landon Blackner

Called to Order at 6:30 p.m.

BOARD ELECTIONS:

A prayer was offered by Kolby Blackner and the Pledge of Allegiance was led by Brady Bradshaw. Acting Chairman, Kolby Blackner, asked for nominations for a new commission chairman. Bryan Graham made the motion to nominate Karianne Jarvis as the commission chairman. Don Noyes seconded the motion. Although Brady Bradshaw thought Karianne was the best candidate, he felt it was poor form to elect her without her being present and suggested we postpone elections until next month. As that was not the general consensus, it went to a vote and Brady Bradshaw, Mitch Dalton and Brandon Yardley voted for, thus the motion passed unanimously. Kolby Blackner asked County Attorney, Von Christiansen, if we could call Karianne to see if she would accept the nomination. Karianne Jarvis accepted the nomination, under protest, via phone.

Kolby Blackner asked for nominations for an acting chairman, to conduct the meetings when the chairman is not able to attend. Brandon Yardley made the motion to nominate Bryan Graham as the acting chairman. Don Noyes seconded the motion. After some discussion about where members reside, seniority and the opportunity/need to vote, Mitch Dalton, Brady Bradshaw and Bryan Graham voted for, thus the motion passed unanimously. Bryan Graham accepted the nomination. Kolby Blackner, welcomed new board member Mitch Dalton and passed the chair to the new Acting Chairman, Bryan Graham.

MINUTES:

Minutes from the November 16, 2021 meeting were reviewed. Brandon Yardley made a motion to approve the minutes. Bryan Graham took a moment to inquire of Zoning Administrator, Kyle Blackner, about some water related issues that were discussed in a county commission meeting held earlier in the day. Kolby Blackner then seconded the motion. Don Noyes, Mitch Dalton & Brady Bradshaw voted for, thus the motion passed unanimously.

PUBLIC HEARINGS:

Brady Bradshaw made a motion to open the public hearing for comment on Ordinance 2022-01 Creating 9-17-16: Imposable Conditions for Conditional Use Permits. Mitch Dalton seconded the motion. Don Noyes, Brandon Yardley and Kolby Blackner voted for, thus the motion passed unanimously.

As there were no comments, Don Noyes made a motion to close the public hearing. Brady Bradshaw seconded the motion. Brandon Yardley, Kolby Blackner and Mitch Dalton voted for, thus the motion passed unanimously. Board members reviewed the list of Imposable Conditions for Ordinance 2022-01. After some discussion, Brandon Yardley made a motion to recommend the County Commission adopt Ordinance 2022-01. Don Noyes seconded the motion. Mitch Dalton, Kolby Blackner and Brady Bradshaw voted for, thus the motion passed unanimously.

Next, Kyle Blackner reminded the board that Ordinance 2022-02 was required to add Accessory Garages as permitted uses in the Multiple Use District, thus correcting this oversight. Following further dialogue, Brady Bradshaw made a motion to open the public hearing for comment on Ordinance 2022-02 An Ordinance Amending 9-7-2: Permitted Uses to include “Accessory Garages”. Brandon Yardley seconded the motion. Kolby Blackner, Don Noyes and Mitch Dalton voted for, thus the motion passed unanimously. As there was no one in the gallery for this purpose, Don Noyes made a motion to close the public hearing. Brady Bradshaw seconded the motion. Brandon Yardley, Mitch Dalton and Kolby Blackner voted for, thus the motion passed unanimously. After a suggestion from Acting Chairman, Bryan Graham, and some supplementary discussion, Kolby Blackner suggested that the board revisit making residential greenhouses a permitted use in the MU District, at a future time. Kolby Blackner then made a motion to recommend the County Commission adopt Ordinance 2022-02. Mitch Dalton seconded the motion. Don Noyes, Brandon Yardley and Brady Bradshaw voted for, thus the motion passed unanimously.

WORK MEETING:

During a short break, Mr. Blackner shared with board members how to quickly access the Beaver County Ordinances via the website and discussed a few issues that will be coming before them in the near future. He then provided training on their Administrative roles & responsibilities as Planning & Zoning Board Members and how they work simultaneously with the Legislative & Judicial branches of government. Additionally, he discussed subdivisions in-depth; what they are, are not and why it is so important that our ordinances are clearly defined regarding them.

Kolby Blackner asked to be excused at 8:10pm.

As the training came to an end, Brandon Yardley made a motion to adjourn. Don Noyes seconded the motion. Brady Bradshaw and Mitch Dalton voted for, thus the motion passed unanimously.

The meeting concluded at 8:22p.m.

Minutes approved on _____.

Bryan Graham- Acting Chairman