



CITY OF BOAZ
Planning Commission Minutes
November 03, 2022
Boaz Public Library, Mastin Conference Room – 6:00 PM

I. Call to Order

Chairman Rodney Frix called the Planning Commission Meeting to order at 6:00 P.M.

PRESENT

Chris Alexander

Chris Washburn 6:04 P.M.

Harrold Johnson

Nick Borden

Randall White

Rodney Frix

Paul Hale

ABSENT

David Wallace

Josh Greer

II. Invocation

Chairman Frix gave the Invocation.

III. Pledge of Allegiance

Nick Borden led the Pledge of Allegiance.

IV. Adoption of Agenda

Motion made by Hale, Seconded by Borden.

Voting Yea: Alexander, Johnson, Borden, White, Frix, Hale

V. Reading and/or Approval of Minutes of Previous Planning Commission Meeting

1. Adopt the minutes of the Planning Commission Meeting from August 4, 2022.

Motion made by White, Seconded by Alexander.

Voting Yea: Alexander, Johnson, Borden, White, Frix, Hale

VI. New Business

1. Discuss amending Table 5-1 Area and Dimensional Requirements, Agricultural District.
Placing minimum square footage requirement on residential dwellings in agricultural district to a minimum heated square footage of 1200sf.

Motion made by White to make the minimum square footage requirement on residential dwellings in Agricultural District a minimum of 1200sf, Seconded by Borden.

Voting Yea: Alexander, Washburn, Johnson, Borden, White, Frix, Hale

2. Discuss amending Table 3-1 Uses Permitted in Residential Districts.

Amending Institutional use, Low intensity.

Require obtaining Conditional Use Approval by The Planning Commission in residential areas

Motion made by Alexander to amend the Institutional use for Low Intensity on Table 3-1 from P (The use is permitted by right) to C (Conditional use, required approval by the Planning Commission), Seconded by Washburn.

Voting Yea: Alexander, Washburn, Johnson, Borden, White, Frix, Hale

3. Discuss amending §4.04 B-4 Central Business District (Downtown)

Discuss Institutional use in B-4 District.

Motion made by Borden that all Institutional Uses in B-4 District is amended from Permitted (The use is permitted by right) to Conditional (Conditional use, required approval by the Planning Commission), Seconded by Hale.

Voting Yea: Alexander, Washburn, Johnson, Borden, White, Frix, Hale

4. Discuss amending §2.07.03 Parking and storage of certain vehicles.

In residential districts, inoperable vehicles, vehicles without current license plates, including cars, trucks, vans, boats, buses, recreation vehicles, trailers, and similar vehicles must be store in the rear yard situated as not to be a visible nuisance from the public roadway or the adjoining property.

Motion made by Hale to amend 2.07.03 from having to be an enclosed structure to being situated in the rear yard as not to be a visible nuisance from the public roadway or the adjoining property, Seconded by White.

Voting Yea: Alexander, Washburn, Johnson, Borden, White, Frix, Hale

5. Discuss amending §2.04.06 Temporary Structures and Portable buildings,

States that portable buildings cannot be used in residential areas. This has caused some issues is this something we should change or stick with?

Should we allow these units as long as they are planned to be properly placed and a minimum of 6" above the finished grade, anchored as not to be windborne / or shifted in the event of severe weather. As well as maintained in good condition.

Motion made by Hale, Seconded by Borden.

Hale withdrew his Motion.

Motion made by Hale to table item number 5, Seconded by White.

Voting Yea: Alexander, Washburn, Johnson, Borden, White, Frix, Hale

VII. Adjourn

The meeting adjourned at 6:40 P.M.

Motion made by Borden, Seconded by White.

Voting Yea: Alexander, Washburn, Johnson, Borden, White, Frix, Hale

Minutes prepared by City Clerk Beth Stephens.

Beth Stephens
City Clerk/ Treasurer