

**Minutes of South Beaver Planning Commission**

**July 1, 2026**

Present: Jim Perenovich, Randy Brewer, Jim Shroads, John Heyl, Nathan Morgan

Others Present: Aaron Funkhouser, Jake Rosenberger, Eva & Dan Ziegler.

Nathan Morgan called the meeting to order at 7:00 P.M. at the municipal building located at 805 Blackhawk Road. Nathan requested nominations for Chairman. Randy Brewer made a motion to nominate Jim Perenovich as Chairman. Jim Shroads Seconded the motion. Motion carried.

Chairman Jim Perenovich requested nominations for Secretary. Randy Brewer made a motion to nominate Jim Shroads as Secretary. Jim Perenovich seconded the motion. Motion carried.

Jim Perenovich made a motion to approve the minutes of the November meeting. Jim Shroads seconded the motion. Motion carried.

Aaron Funkhouser presents the latest drawings for signature for the Reid Subdivision. John Heyl provided a brief update and noted that all previous comments have been addressed. Randy made a motion to recommend approval for the subdivision. Jim Perenovich seconded the motion. Motion carried.

In response to a recent zoning inquiry, the Board reviewed a proposed amendment to the Zoning Ordinance that would allow Self-Storage Facilities within the Retail/Commercial Zoning District. Following discussion, the Board agreed to recommend the proposed amendment. The Board also considered changing the status of Self-Storage Facilities in the Village from a Conditional Use to a Not Permitted Use; however, it was decided to leave the existing provisions unchanged.

The Board reviewed several proposed amendments to the Zoning Ordinance related to Data Centers. Proposed revisions included the addition of new definitions, updates to the use table, modifications to allowable building heights within the Industrial Zoning District, revisions to parking requirements to improve consistency throughout the ordinance, and the addition of a new section establishing standards for Data Centers which are referenced in the conditional uses. John Heyl presented each of the proposed amendments, and Board members and attendees provided comments and feedback during the discussion. Following the review, Jim Perenovich made a motion to table consideration of the proposed amendments. Randy Brewer seconded the motion. Motion carried.

The next Planning Commission meeting will be on August 5th at 7:00 P.M.

Jim Perenovich made a motion to adjourn the meeting at 8:52 PM, Randy Brewer seconded the motion. Motion carried.

James Shroads, Board Member