

The Beulah Planning and Zoning Meeting of May 9, 2022 was called to order at 5:00 pm by Jerry Reichenberg at the Beulah Civic Center.

Present: Jerry Reichenberg, Chris Renner, Brock Seibel, Roger Gazur, Gary Miller, Dale Schwalbe, Gerald Bieber (left meeting @ 5:34)

Absent: Dustin Buchmann

Also Present: Heidi Hamelton, Assessor; Beaver Brinkman, Economic Development; Lyle Yeager

Motion was made by Gazur to approve the April 25, 2022 P&Z Meeting Minutes as presented. Schwalbe seconded. Motion carried.

PLAT APPROVAL FOR ZONING MAP AMENDMENT APPLICATION

The Assistant City Attorney asked the P&Z Commission to individually approve each of the four plats included in the recent Zoning Map Amendment Application by vote. Hamelton was unable to find a consistent process used over the last couple of years to refer to. This process will need to be clarified for future use.

Gazur entered a motion to approve the New Energy Second Addition plat as presented. Schwalbe seconded. Motion carried. Gazur entered a motion to approve the Concordia Addition plat as presented. Schwalbe seconded. Motion carried. Gazur entered a motion to approve the Sun Valley Builders 2nd Addition plat as presented with corrections to the signature verbiage. Schwalbe seconded. Motion carried. Gazur entered a motion to approve the 11th Street Addition plat as presented with corrections to the signature verbiage. Schwalbe seconded. Motion carried.

OLD BUSINESS

Foundation Detail Update

No update.

Attorney General Inquiry

Passed by City Council on April 27th. The Assistant City Attorney has not written the inquiry yet but anticipates having it finished by the end of the week.

P&Z Ordinance Enforcement Revision Review

No update.

Interstate Engineering revision of district zoning map

The map has been sent to Interstate Engineering to be updated.

Conditions draft for Mercer County Fair Association

A draft of conditions for the Conditional Use Permit application submitted by the Mercer County Fair Association was presented by Hamelton and discussed. The P&Z hearing will be held on May 23, 2022 and the City Council hearing on May 25, 2022.

Stockwell Boarding Facility

Hamelton reviewed the comparison facilities list provided by Chelsea Stockwell and was able to contact three of the most relevant. None of the facilities reported receiving noise complaints for the respective boarding facilities that were located near residential zones. Hamelton will prepare a detailed memo outlining the research to the commission for presentation at the next meeting.

NEW BUSINESS

Beulah School District Storage Buildings

The Beulah School District has discussed moving two sheds from the NW corner of the high school building to the north side of the elementary school building and replacing them with two larger pole buildings on slabs to better fit their equipment storage needs. A building permit application has not yet been submitted.

Conditional Use Permits for Keller Drive Lots

Conditional Use Permit applications have started to come in for the newly replated Keller Drive lots. The question that keeps coming up is regarding RV and other vehicle storage outside of the buildings on the north side of Keller Drive, and why property owners on the south leg of Keller Drive have to apply for Conditional Use permits. The use table in the Zoning Ordinance lists outdoor storage as a conditional use in C3 zones, which is what both of these areas were recently changed to. A statement can be added to the permits that states "All storage is subject to the ordinances of the City of Beulah."

Lueck/Baker Coffee Shop Building Permit Application

The Luecks own the house at 101 2nd Ave SW. They have submitted a building permit application to rent the house out for use as a coffee shop. Renovations would be required to the bathroom and a ramp would need to be added to the front door for ADA compliance and to meet health department requirements. The vestibule is not quite compliant, but Interstate Engineering believes it is workable. A potential 5-year plan for ADA compliance was distributed. The commission requested a detailed floorplan be submitted before a decision can be made.

Wood Pole Buildings

Brinkman asked the commission why the zoning ordinance requires wood pole buildings to be built on a slab. Gazur believes it is to allow for varying possible uses of the building at the time of construction. There have been quite a few people asking this question at City Hall recently. This may be something P&Z could consider changing when the Zoning Ordinance text is updated.

Use Table – Bank/Financial Institution

A zoning verification for a bank was received by Hamelton last week, and bank or financial institution is not listed as a use in the table. Suggestions were made for retail or professional office. This may need to be added.

Fence Permit Application – Blanca Gomez/Jose Cuellar

A building permit application for a fence was submitted by Jose Cuellar and Blanca Gomez for 719 Fair St SE. A few steel pillars have already been placed, and they appear to be atypical for fence material, which concerns the neighbor, Lyle Yeager. It has also been determined that Fair Street is not a platted street, and the north property pins are in the middle of the road. The property owner would like to place the fence up to the property line all the way around the property, with a 15' setback from the property pins to the north. The septic system and possible junk items in the driveway were also discussed, and Hamelton will address these items through Ordinance Enforcement.

Gazur entered a motion to deny the current building permit application as presented, and if the property owner would like to proceed with installing a fence, they would need to submit a new building permit application and utilize all of the components of a chain link fence, including the posts that come with the kits. Schwalbe seconded. Motion carried.

PERMIT LIST REVIEW

Motion by Gazur to approve all building permits on the list that have an open or closed status (7935-7938, 7942-7944, and 7946-7948). Renner seconded. Motion carried. The conditional use permits for Keller Drive will be processed at one time, and they will be allowed to stage their items until the conditional use permits are processed.

Motion to adjourn by Gazur. Renner seconded. Motion carried. Meeting adjourned at 7:08 PM.


Chairperson


Secretary