

The regular Beulah Planning and Zoning meeting of April 16, 2020 was called to order at 5:00 pm by Jerry Reichenberg at Go-To-Meeting.

**GoToMeeting**

City of Beulah Planning and Zoning Meeting

Thu, Apr 16, 2020 5:00 PM - 7:00 PM (CDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/405902853>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (872) 240-3212

- One-touch: <tel:+18722403212>,405902853#

Access Code: 405-902-853

Present: Jerry Reichenberg, Dale Schwalbe, Roger Gazur, Chris Renner, Gary Miller and Russell Duppong

Absent: Gerald Bieber

Also Present: Michael Woods, Mark Lefor (Tooz Construction), Jared Twogood (GT Architects), Charity Mohl, Hope Ochsner (Bowling Alley) and Michael W. Sasser (Beulah Beacon)

Gazur made a motion seconded by Schwalbe to approve the February 20, 2020 Planning and Zoning Minutes with Corrections. Roll call vote found Roger Gazur, Chris Renner, and Dale Schwalbe in favor. Motion carried.

**OLD BUSINESS**

**Mercer County Zoning Meeting Update**

No Report

**Dilapidated Buildings**

Duppong gave a brief report that we are still waiting on grant approval.

**Planning and Zoning Commission 2020 Appointments**

Gazur made a motion seconded by Renner to recommend to the Beulah City Council that Dale Schwalbe be appointed to the open Planning and Zoning Commission seat. Roll call vote found Roger Gazur, Chris Renner, and Jerry Reichenberg, in favor. Motion carried. At this time there is still one seat open on the Planning and Zoning Commission.

**Wellness Center Update**

Reichenberg opened the floor to Duppong. Duppong explained that since the (Nova COVID 19) business shutdowns we are unable to do site inspections. We are in contact with the Wellness Center to have the shed anchored and the bottom closed. The fence has been approved with them meeting all regulations for LP Tank and fence enclosures.

## **NEW BUSINESS**

### **Remodel of Beulah Bowling Alley Permit No. 7603 located at 1007 Parkway Drive**

Reichenberg opened the floor to Duppong. Duppong introduced Jared Twogood (GT Architects), and Mark Lefor (Tooz Construction) to inform the Planning and Zoning Commission on the Beulah Molco Lanes Bowling Alley remodel. Mr. Lefor explained that they are taking out half of the bowling lanes to construct a new bar and events room. They will also be adding a pizza restaurant, golf simulators, bathroom and an office area. At this time, they are looking at installing a fire suppression system to allow a larger occupancy in the building. The owners of the bowling alley and pizza restaurant, Charity Mohl and Hope Ochsner, are planning to have construction completed in the fall of 2020.

Duppong did show the building plans and permit information as described by Mr. Lefor. The designer is still working on how the new water supply will be installed off of Cypress Drive. The owners have a demo and new roof repair permit that are still part of this project. Gazur made a motion seconded by Renner to approve the remodel of Beulah Bowling Alley Permit No. 7603 Located at 1007 Parkway Drive. Roll call vote found Roger Gazur, Chris Renner, and Dale Schwalbe, in favor. Motion carried.

### **Michel Woods Permit 7584 (Stop Work Order is Still in Place)**

Reichenberg opened the floor to Michael Woods regarding Building Permit Number 7584, to explain changes with in his building project from the time he submitted a variance request. The plans he provided when he applied for the variance had an 18 inch thicken edge monolithic floating concrete foundation. Mr. Woods changed his design without authorization to a wood frost wall with a trust floor system. Mr. Woods explained that he did not understand that a change order needed to be submitted if he changed his design of the permitted structure. Mr. Woods then explained he has changed his design again and is planning to have a 4-foot concrete frost wall with a wood trust floor system. He felt that he would have issues with water drainage if he kept the thickened edge.

Mr. Woods didn't feel that there was a safety issue with the current design which included a 10-ft x 10-ft overhead door that would allow large items to enter the structure since he wouldn't allow that to happen. Mr. Woods clarified the wood trust floor system would not be able to support a vehicle or large equipment when asked by Mr. Gazur if it would handle a skid type loader. After review by the Planning and Zoning Commission it was found that the current floor system design needs to be able to support what may pass through a 10-ft x 10-ft opening. Mr. Duppong explained that a garage needed to have a fire-resistant floor which could be achieved by using concrete. Mr. Woods didn't want to change the wood floor trust system without an explanation as to why he needed a wood floor system with a crawl space. Due to the changes to the original design reviewed during the variance process and what was explained to the area residence Gazur made a motion seconded by Renner that Michael Woods resubmits all design plans by a qualified designer or professional drawings of the wood floor system and all changes that have been made to be reviewed. Roll call vote found Roger Gazur, Chris Renner, and Dale Schwalbe, in favor. Motion carried.

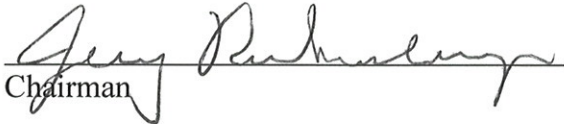
**Permit: 7594 thru 7604**

7594 Dominic Tognarelli	2006 3rd Ave NE	Finish Basement
7595 Stephen Perry	1824 Murray Drive	Constructs a 30' x 32' Detached Garage (Variance was granted for Front yard sent back 3-2-2020)
7596 Larry Beck	317 3rd Ave NW	Install two new metal garage doors
7597 Carrie Mahin	100 9th St NW	Replace all windows and patio door - Vinyl
7598 Lester Heringer	300 Front St SW	Remove and Replace siding on front store
7599 Raymond Hagen	206 11th St NW	Water Damaged Basement Rebuild
7600 Kevin Bruce	1706 6th Ave NE	Extend Driveway
7601 Jordon Mann	112 1st St NW	Remove & Replace eight (8) windows and asphalt shingles
7602 Shirley Oyen	505 West Main St	Rebuild fire damaged garage
7603 Beulah Bowling Alley	1007 Parkway Dr	Remodel Bowling Alley (Approved Separately)
7604 Stacy Murschel	1420 2nd Ave NW	8'x12' Shed with Two Patio's 10'x 11' and 11'x12', fence

Renner made a motion seconded by Gazur to approve Building Permit Numbers 7594 thru 7604 with permits, less 7603 approved separately. Roll call vote found Roger Gazur, Chris Renner and Dale Schwalbe in favor. Motion carried.

The next Planning and Zoning Meeting will be scheduled on May 21, 2020 at 5:00pm.

Gazur made a motion seconded by Renner to adjourn the meeting, Roll call vote found Roger Gazur, Chris Renner and Dale Schwalbe in favor. Motion carried. The meeting was adjourned.

  
Chairman

  
Secretary