

The regular Beulah Planning and Zoning meeting of April 18, 2019 was called to order at 5:00 pm by Jerry Reichenberg at the Beulah City Hall.

Present: Jerry Reichenberg, Merlin Dahl, Dalton Zeiszler, Chris Renner, Roger Gazur, Gary Miller and Russ Duppong

Absent: Gerald Bieber

Also Present: Kate Johnson (Beulah Beacon) and Jennifer Gooss (Solem Law)

Dahl made a motion seconded by Gazur to approve the March 21, 2019 Planning and Zoning Minutes. Roll call vote found Merlin Dahl, Dalton Zeiszler, Chris Renner, and Roger Gazur, in favor. Motion carried.

OLD BUSINESS

Mercer County Zoning Meeting Update

No Report

Dilapidated Buildings (In progress)

Duppong reported we will need to look at the 2019 projects. At this time there are only two (2) being reviewed, with one that may be taken care of by a new owner. No change at this time.

Coal Country Community Health Clinic Permit Review (CCCHC)

Framing inspections were done of the remodeling of the old portion of the clinic. At this time the project is on schedule and inspections are being done as needed.

Wellness Center Update

Duppong reported the Wellness Center has a temporary occupancy until they address some remaining issues. The access roads and LP Tanks still need to be addressed. The Commission wants a letter sent to the Park Board to correct the issues.

NEW BUSINESS

Marijuana Ordinance

Jennifer Gooss with Solem Law was present at the meeting to help with the marijuana legal information and helped answer questions on the process. Solem Law put together a side-by-side chart comparison work sheet, to show the differences between The ND State Century Code, Mercer County's and Mandan's Marijuana Ordinances. Gooss explained the differences between the different ordinances and the ND Century Code. After discussion of where a dispensary would be located, the Planning and Zoning Commission decided to review the zoning areas where it would be appropriate, such as a drug store or liquor store. Due to the concern of the Mercer County Ordinance being so restrictive, this item will be reviewed for future discussion on determining a zoning location where a dispensary would be allowed.

Dollar General Parking Lot Variance

The Planning and Zoning Commission reviewed the Dollar General Parking lot variance request. At this time they are asking for a thirty (30) parking stall variance to allow only thirty (30) parking stalls needed with their highest rotating occupancy with-in the store at one time. A second approach, LP tank, and garbage will be added and rearranged as shown on the revised site plan. Dahl made a motion seconded by Zeiszler to make a recommendation to the Beulah City Council to approve the thirty (30) parking lot stall variance. Roll call vote found Merlin Dahl, Dalton Zeiszler, and Chris Renner, in favor; Roger Gazur opposed. Motion carried. (3 yea votes and 1 nay vote with 1 absent)

USDA Office Occupancy Clarification

The Planning and Zoning Commission reviewed minutes for 1993 showing the review and approval of the building of the USDA Office Complex. There was not an occupancy permit on record and this needed to be corrected. Gazur made a motion seconded by Renner to approve the clarification of an Occupancy permit for the USDA Office Complex completed in December 1993. Roll call vote found Merlin Dahl, Dalton Zeiszler, Chris Renner, and Roger Gazur, in favor. Motion carried.

District Code Amendment Item (Fence, permit fees, etc.)

The Planning and Zoning Commission reviewed the fence amendments to mirror West Fargo's with a few changes specific to Beulah. The permit fees and light manufacturing with-in a C2 Highway Commercial Zoning or a lower zoning classification are still under review. Definitions were discussed to be updated with use tables.

(B) Other Standards

~~(1) Fences shall be set back no less than twelve (12) inches from all lot lines and a minimum of three (3) feet from alleys.~~

(1) Fences are allowed to be constructed up to the property line. Be advised the owner of the fence must maintain and keep the fence in good condition without encroaching onto the neighboring property. Also, if the fence is set back away from the property line the area between the property line and fence must be maintained. Fences shall not be installed back to back. There must be enough space between fences to adequately maintain the grass height and fence panels if required (minimum of 30") and a minimum of three (3) feet from alleys.

Note: Property Lines which are the lines between the Property Pins requirements must be met as described in Section 4.8 Property Pins, 4.81 Property Pins Required Line B.

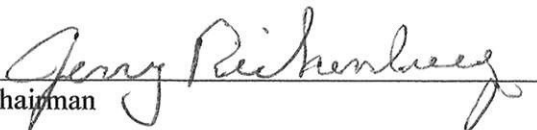
Permit: 7454-7464

7454	Bob Koch	1113 Parkway Drive	Remove and replace all windows and siding
7455	Brent Abrahamson	321 Chaffee Row	Remove and replace all windows in house with Vinyl
7456	City of Beulah	120 7th St NE	Remodel Bathrooms Beulah Civic Center (ADA Compliant)
7457	Cory Axtmen	2213 1st Ave NE	Finish Basement
7458	HBW LLC	116 3rd St NE	Remodel Kitchen and Bedroom Areas
7459	Kevin Bruce	1706 6th Ave NE	Remove and replace front deck
7460	Jon Nadeau	115 16th St NW	Repair existing deck with addition and retaining wall
7461	Larry Yeager	709 Chaffee Row	Remove and replace asphalt roofing with Tan Metal Roof
7462	Audrey Aipperspach	312 2nd St NW	Remove and replace overhead doors and front siding
7463	David Ungerer	218 Riviera Drive	Install a 4ft high Chain-link fence in back yard
7464	Shawn Krieger	604 9th Ave NE	Build a 30' x 40' garage on 2016 foundation with breezeway

Gazur made a motion seconded by Zeiszler to approve Building Permit Numbers 7454 thru 7464. Roll call vote found Merlin Dahl, Dalton Zeiszler, Chris Renner, and Roger Gazur, in favor. Motion carried.

The next Planning and Zoning Meeting will be May 2, 2019 at 7:00 pm.

Gazur made a motion seconded by Renner to adjourn the meeting, Roll call vote found Roll call vote found Merlin Dahl, Dalton Zeiszler, Chris Renner, and Roger Gazur in favor. Motion carried. Motion carried the meeting was adjourned.


Chairman


Secretary