

The regular Beulah Planning and Zoning meeting of February 1, 2018 was called to order at 7:00 pm by Jerry Reichenberg at Beulah City Hall.

Present: Jerry Reichenberg, Merlin Dahl, Gerald Bieber, Chris Renner, Marvin Bauer, Travis Frey and Russell Duppong

Absent: Gary Miller

Also Present: Kate Johnson (Beulah Beacon), Bob Weir (Corval Group)

Dahl made a motion seconded by Bauer to approve the January 18, 2018 Planning and Zoning Minutes. Roll call vote found Merlin Dahl, Gerald Bieber, Chris Renner, and Marvin Bauer in favor. Motion carried.

### **OLD BUSINESS**

#### **Mercer County Zoning Meeting Update**

Reichenberg opened the floor to Bieber. Bieber gave his report on the Mercer County Planning and Zoning meeting of January 26, 2018. Troy Sailer, Chairman (New); Rodney Weigum, Vice Chairman (New); Colette Schilling, Land Use Administrator/Secretary; Jessica J. Binder, State's Attorney; Ricky Scheid; Mike Eslinger; and Wes Gunsch were present at the meeting. The County Planning and Zoning reviewed application Permit Number 180101 to rip-rap the riverbank east of Stanton. A rock and fiber erosion blanket is to be installed on the confluence of the Knife River and the Missouri River. The Board reviewed the request to install a sign for Coal Creek Trucking Scoria pit to be located near Co. Rd 21 and the DGC turnoff. This item was tabled by Gunsch until the next meeting for more review. There was more discussion on drafting an ordinance for the regulation of medical marijuana. A subcommittee is being looked at to review more details before continuing discussion. A variance to change the land use from Ag to Commercial was tabled. They also discussed Beulah's comprehensive land use plan and how county zoning would be impacted or how it would impact the City of Beulah in this area.

#### **Dilapidated Buildings (In progress)**

Reichenberg opened the floor to Duppong to give an update on the Dilapidated Buildings in progress and the status of the work on finishing structures from last year and the 2018 notifications. We are working on getting bids and contractors lined up to remove the other trailer. The one on the east end of Main Street is being scheduled with the owner to remove it. The Maupin's structure is in the process of remodeling with the roof framing and upper level walls being worked on. Progress continues on the identified 2018 structures.

#### **Wellness Center Update**

Reichenberg explained that the Wellness Center project is still on schedule for a spring opening. Duppong gave the update that they are working on the finishing and flooring.

#### **Comprehensive Land Use Plan**

Reichenberg explained that the Comprehensive Land Use Plan is on schedule and Interstate Engineering is doing a very good job. The first Open House will be on February 22, 2018 at the Beulah Civic Center.

## NEW BUSINESS

### **Coal Country Community Health Clinic (CCCHC) Permit Review– Permit No. 7313**

Reichenberg opened the floor to Bob Weir (Corval Group Inc., CCCHC Project Manager). Bob explained the project and answered questions from the Planning and Zoning Commission on the current and proposed area of the CCCHC property. After general questions City Coordinator Russell Duppong and Bob Weir explained the proposed renovations and expansions of CCCHC. The new addition will include several new exam rooms and place care units in different areas. The renovation to the cooling and heating system will help control critical areas with electronic equipment and maintain the offices and health care units more efficiently. Duppong explained that the City Council is currently working with CCCHC and the City Engineer to establish the Storm Sewer System in 12<sup>th</sup> Street to reduce the chances of area flooding. During previous permits of structures in the area it was found that the storm water runoff needed to be addressed if any future development was done in the drainage area. After all of the Planning and Zoning Commission questions and concerns were addressed during the plan review, Dahl made a motion seconded by Renner to approve Permit No. 7313. Roll call vote found Merlin Dahl, Gerald Bieber, Chris Renner, and Marvin Bauer in favor. Motion carried.

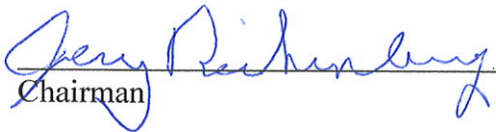
Permit: 7312 thru 7314

7312 JDA/ B'Dolce's Bakery	112 West Main Street	Install front sign and sign works
7313 Coal Country Clinic	1312 Hwy 49 N	Expansion and Renovation (Pulled)
7314 Sherwin Raile	707 3rd St NW	Remodel Basement

Renner made a motion seconded by Bauer to approve Building Permit Number 7312 and 7314. Roll call vote found Roll call vote found Merlin Dahl, Gerald Bieber, Chris Renner, and Marvin Bauer in favor. Motion carried.

Up-coming Meetings: The next Planning and Zoning meeting will be March 1, 2018 at 7:00 pm.

Bauer made a motion seconded by Bieber to adjourn the meeting, Roll call vote found Merlin Dahl, Gerald Bieber, Chris Renner, and Marvin Bauer in favor. Motion carried.

  
Chairman

  
Secretary