

The regular Beulah Planning and Zoning meeting of February 20, 2020 was called to order at 5:00 pm by Dale Schwalbe at the Beulah City Hall.

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

Absent: Jerry Reichenberg, and Gerald Bieber

Also Present: Steve Perry, Clyde Schulz, Matt Clary (Western Steel Builders), Christie Obenauer (The Union State Bank), and Amy Nash (Beulah Beacon)

Only half of the members were present. The rules and regulations to having a meeting with only half of the members present were explained to the commission. After discussion, Gazur made a motion seconded by Renner to continue with the meeting with half of the members. Roll call vote found Roger Gazur, Chris Renner, and Dale Schwalbe in favor. Motion carried.

Gazur made a motion seconded by Renner to approve the January 16, 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 the two buildings the City has been given ownership to due to nonpayment of back taxes are being reviewed. There are no changes to the status of the grant for the Bonsen property. Gazur will send some information on demolition contractors.

District Code Review

Schwalbe opened the floor to Duppong to give an update on the District Code Updates. Duppong explained he will be working on making the changes that were proposed to bring back to the Planning and Zoning Commission for review. The document is in Microsoft Word and it will need to be updated. After it is updated it can be reviewed with comments. Gazur agreed this would be a good approach to make the revisions for review and if was to be done by a consultant then a scope of work should be in place. The revisions will be done as time allows with in the current work loads in the office.

Planning and Zoning Commission Member Resignation and 2020 Appointments

Dale Schwalbe is still active in his position on the Planning and Zoning Commission and will be submitting his application letter to continue serving. Both openings have been posted in the newspaper.

Wellness Center Shed and Fence Permits 7582 and 7585

Schwalbe opened the floor to Duppong to give an update on the Wellness Center Shed and Fence Permit applications. Duppong explained that the information for the shed was submitted by the Wellness Center's architect. The submitted information shows it does meet the 2015 IBC clearances for a utility storage building at this time provided the fire load inside the building is minimal. The architect will be making suggestions to have an operations plan in place to help manage the fire loads inside the storage building. Other items that will need to be addressed are the area between the floor and foundation and how the building is fastened to the foundation. After review Renner made a motion to ensure the building is anchored as stated in the 2015 IBC and that the bottom be closed and sealed to ensure it doesn't become a place for

debris or varmints to have a place to harbor. Roll call vote found Roger Gazur, Chris Renner, and Dale Schwalbe in favor. Motion carried.

NEW BUSINESS

Stephen Perry Front Yard Setback Variance Request

Schwalbe opened the floor to Stephen Perry and Clyde Schultz who submitted the County Club Estates Architectural Review. The County Club Estates Architectural Review showed that they approved the proposed variance. This will be placed on the Beulah City Council meeting agenda for final review with recommendations from Planning and Zoning and the County Club Estates Architectural Review. No other actions were needed from the Planning and Zoning Commission.

Union State Bank - D-Rib Panel Siding Permit Number 7593, Located at 709 9th Ave NE

Schwalbe opened the floor to Christie Obenauer with the Union State Bank to explain the remodel and renovation request on Building Permit No. 7593, located at 709 9th Ave NE. A list of improvements to bring the property back into compliance and to a saleable structure was provided. Matt Clary helped explain the improvements they were requesting. One of the main items to be installed was placing a D-Rib Panel Siding on the detached garage. The current house has split log siding and the color of the siding would accent the house design and other buildings in the area. The siding on the garage is in disrepair, with areas needing to be repaired before the D-Rib Panel Siding is installed. After review of the permit request it was approved on the consent. Renner made a motion seconded by Gazur to approve the Permit No. 7593. Roll call vote found Roger Gazur, Chris Renner, and Dale Schwalbe in favor. Motion carried.

J & M Hardware (ACE) Firearm Sales and Building Occupancy Verification.

Schwalbe opened the floor to Duppong to explain the J & M Hardware (ACE) firearm sales and building occupancy verification. J & M Hardware (ACE) submitted all the required paper work for the sale of firearms at the new store located at 1900 Hwy 49 N. The information was presented to the Planning and Zoning Commission. The Beulah Police Department will be notified that firearms sales have been approved. J & M Hardware (ACE) is finalizing the paperwork for the new store location at 1900 Hwy 49 N and a building occupancy verification is needed. A property record review found that it had been approved by Planning and Zoning Permit in 1990. After review of the 1990 building code, it was found that the ND State Building Code was the 1987 UBC. After review of the standard of this code and completion of a building structure review it was found the structure is in accordance of the current code when it was built. All the paper work will be sent to J & M Hardware (ACE) along with a Certificate of Reviewed Occupancy. Gazur made a motion second by Renner to approve the J & M Hardware (ACE) along with a Certificate of reviewed occupancy and gun sales in located at 1900 Hwy 49 N. Roll call vote found Roger Gazur, Chris Renner, and Dale Schwalbe in favor. Motion carried.

Michel Woods Permit 7584 (Stop Work Order)

Schwalbe opened the floor for discussion on the Michael Woods Building Permit No. 7584. City Councilmen Clyde Schulz stated he received a call with a public concern on the foundation system that is being installed on the Michel Woods property. There were also concerns that the information provided to the area was incomplete and some did not receive notice. Duppong explained that this had been brought to the Planning and Zoning Commission at the last meeting. It was explained that the permit was released in Duppong's absence. It was further noted that the building plans needed to be submitted and approved prior to the variance being active. It was also stated on the permit that the permit was still open for review by the Building official and Planning and Zoning Commission. After the permit was reviewed it was found that a concrete footing, with a wood foundation and a wood floor trust system was submitted on the building plan. A 10ft x 10ft overhead door was also listed on the building plan. The Planning and Zoning Commission also had concern with the garage wood floor trust system and would support a motor vehicle that could fit

through the 10ft x 10ft overhead door and what was the planned use of the garage since a motor vehicle would not be able to access the garage. Duppong explained that as requested, he contacted Mr. Wood by phone. Mr. Woods' comment that the floor was not designed to handle a vehicle and that he plans to use the garage for personal private use. Due to the concerns that the floor would not be able to handle a vehicle for the 10ft x 10ft door size, it was requested that a letter be sent to Mr. Wood to set out concerns of the wood floor trust system and the 10ft x 10ft door size. Due to a floor system that would not be able to support a motor vehicle, more information as to his exact planned use of the garage will also be requested. There were also concerns that by not having a concrete floor system it would cause problem for future owners. Gazur made a motion second by Renner to have a letter sent to Mr. Wood for more information and to place a stop work order on the project until the information was received and explained to the Planning and Zoning Commission. Roll call vote found Roger Gazur, Chris Renner, and Dale Schwalbe in favor. Motion carried.

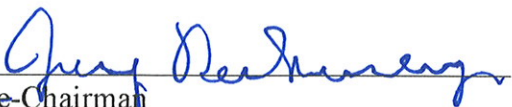
Permit: 7582 and 7585 / 7588 thru 7593

7582	Wellness Center	1900 Central Ave N	Fence (With Conditions)
7585	Wellness Center	1900 Central Ave N	Construct Storage Shed (With Conditions)
7588	Kyle Blevins	201 1st St SE	Ten (10) New Window in Main and 2nd Floor
7589	Linda Stanley	420 W Main ST	Kitchen and Flooring remodel
7590	Donald Wolf	412 4th Ave SW	Steel Siding and front and side window
7591	Tim Engel	1155 Blackstone Ln	Remove and Replace tub and wall surround
7592	Cory Axtmen	2213 1st Ave NE	Finish Basement Permit Number 7457 Six Month Extension (2/12/2019 Improvement Value \$10,000)
7593	Union State Bank	709 9th Ave NE	Repair T1-11 Wood Panel Siding and install D-Rib panel (Taupe) and Soft and Fascia (Antique Bronze)

Gazur made a motion seconded by Renner to approve Building Permit Numbers 7588 thru 7593 with permits 7582 and 7585. 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 March 19, 2020 at 5:00 pm.

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.


 Vice-Chairman
 SR


 Secretary
 EDD