

The Beulah Planning and Zoning meeting of January 21, 2021 was called to order at 5:01 pm by Dale Schwalbe at Beulah City Hall.

Present: Dale Schwalbe, Gerald Bieber, Roger Gazur, Dustin Buchmann, Chris Renner

Absent: Jerry Reichenberg, Gary Miller

Also Present: Beaver Brinkman, Jerry Isaak

Gazur moved approval of the January 7, 2021 meeting minutes; seconded by Renner. Motion approved.

OLD BUSINESS

Mercer County Zoning Meeting Update

There was no update to report

Planning and Zoning Ordinance List

Gazur noted that he has been researching how other communities provide for fence setbacks under their building and zoning ordinances. The possibilities are being reviewed.

Fanatics

Brinkman reported that the liquor license for Fanatics has been reinstated.

GSI Mapping

Brinkman will continue to work with MDU to see about the city receiving a copy or being able to use MDU's GSI System. The 7th Street Project may also provide a map as part of the project.

Natural Gas to Beulah

The proposed cost for the project is \$6 million which would include the main line and 100 percent distribution. The designated utility provider could be the city, Dakota Natural Gas or a third party. It is anticipated that the project would be done over the course of one season.

NEW BUSINESS

Storage Containers at Ace Hardware

Jerry Isaak presented a plan to locate storage containers on the north side of the Ace Hardware Store. He has determined that additional large item storage is now needed due to shifting purchase and inventory factors. Each container would be 8' x 40' and would be tan in color. Isaak indicated that he would like to have them in place by March 1 so that they are ready for arrival of spring and summer merchandise. He anticipates the containers will be needed for 3 – 5 years and thus considered temporary. Gazur requested a cut sheet of what is being considered for review at the next meeting.

Planning and Zoning Map

Brinkman reported that he is working with the City Engineer in updating the Zoning map so that street names are provided. The current map is not user friendly without points of reference,

Updated Building and Excavation Permits

Updated permit applications were presented. A recommendation was made that the Excavation Permit includes a section to designate where debris from the excavation will be dumped. Requirements regarding sidewalks and driveways were discussed. Final drafts will be presented at the next meeting for approval.

Zoning Maps

Gazur moved to remove RD5 from the zoning map and to revise R to R1 on the zoning map. on assurance they are the appropriate move to make and then implemented at the time of the final revisions; seconded by Bieber. Motion approved.

Other

- A complaint about field debris that is blowing into yards was discussed. It was determined that there is no way to address the issue.
- There is still one open position on the P & Z Committee. The position will be advertised. Interested parties will need to submit an application for the Committee to consider.
- It was confirmed that new construction of a permanent building does require the homeowner to locate the property's pins at his or her own expense.


Approval of Permits 7730 thru 7738 (See Attached Addendum A)

It was noted that Permit 7735 is a demo permit only.

Gazur questioned the outcome of the storage concerns under the plan review for the WARC building project Permit 7736. It was noted that allowance for storage on the second floor is based upon square footage rather than type of items stored.

Renner moved approval of Permit Numbers 7730 through 7738; Bieber seconded. Gazur abstained. Motion carried.

Gazur moved to adjourn the meeting at 6:02 pm; seconded by Renner. Motion carried.


Chairman


Secretary

2020

7730	Beulah JDA/USDA Bldg	1400	Hwy 49 N	Sign Twin Pole Double Sided - Farmers Union Insuranc
		128 &		
7731	Auto Valu/Losson Leonard Rental	124	Main St	Signage at retail
7732	Roger Gazur	706	10th St NE	Remove bathtub and replace with walk-in bathtub
	Kyle Winkler (Winkler Real			
7733	Estate)	119	East Main St	Remodel of commercial space
7734	Brent Abrahamson	117	2nd Ave NW	Replace shingled roof with steel on garage
7735	Kent Larson	709	3rd Ave NW	Install metal siding on front side of house
	Mercer County Women's			
7736	Resource	1500	7th St NE	Renovate Building Into Office Space
7737	Burton & April Goodvin	500	Central Ave N	Install fence

2021

7738	Federal National Mortgage Assoc	2014	6th Ave NE	Bathroom Remodel
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