

The Beulah Planning and Zoning meeting of January 7, 2021 was called to order at 5:02 pm by Jerry Reichenberg at Beulah City Hall.

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

Absent: Gary Miller

Also Present: Beaver Brinkman

Gazur moved approval of the November 19, 2020 meeting minutes as amended; seconded by Renner. Motion approved.

Gazur moved approval of the December 3, 2020 meeting minutes; Renner seconded. Motion Approved

OLD BUSINESS

Mercer County Zoning Meeting Update

There was no update to report

Dilapidated Buildings

Brinkman reported the 424 E. Main has now been torn down and filled in by the city. The expense has been allocated to the 2020 budget. A shed was also removed.

The City has received a bid to remove the Borenson house along with an \$84,585 FEMA grant to help with the cost. The grant allows for the house to be moved from the location rather than demolished provided it is not relocated in city limits or the 1 mile radius. FEMA would also require receipt of the GPS coordinates for the new location. There would be significant cost savings if moved rather than demolished.

Roger Gazur Spray Booth Update

Gazur removed himself from discussion and vote.

Brinkmann has been in discussion with the State Fire Marshal, the City Fire Marshal and an outside architect regarding exempting the proposed spray booth at Gazur's shop (the MGM Building) from the requirement of a sprinkler system under the International Fire Code. Considerations included that the MGM Building is of metal construction and that ownership and usage is for personal use. The Fire Marshal confirmed that the city has jurisdiction over the matter. It was recommended the spray booth be exempted from the sprinkler system requirement subject to the following factors:

- the spray booth be installed per the manufacturer's directions;
- proper fire extinguishers be located inside the spray booth and then annually certified;
- the spray booth will only be used by the owner of the MGM Building;
- the insurance provider must be notified of the exemption;
- any subsequent private owner will be required to adhere to the requirements set forth
- any owner who wants to use the spray booth for commercial use will be required to install a sprinkler system or remove the spray booth.

Renner moved approval for the installation of a spray booth at the MGM Building with an exemption from the requirement of a sprinkler system provided the aforementioned requirements are met; Bieber seconded. Roll call vote Bieber, Schwalbe, Buchmann and Renner in favor,

Gazur requested that the P & Z Commission provide him with a letter approving the exemption along with setting out the requirements set forth in its approval. The letter will be part of the building permit.

The Meat Shop Update

Brinkman reported that he has been in conversation with Gary Simmons, an agent from FEMA. Charlie Hankins will prepare a survey that will be sent to FEMA. Once FEMA reviews the survey, it will issue a letter to the city that sets out any conditions of The Meat Shop's use of the property as being proposed.

Burton Goodvin Fence

The variance for installation of a fence at the Burton Goodvin property has been approved by City Council

Plan Review – WARC

Brinkman reported that the outside architect has reviewed the building plans for the new WARC facility. It is a commercial building which requires additional scrutiny. The cost for the review is more than anticipated and the city will absorb a portion of the cost.

Gazur raised concerns regarding the content of the letter that has been received from the architect on the project. He noted as an example that the letter did not address fire protection regarding the upstairs storage area. Brinkman noted that there were numerous phone calls on the subject however Gazur noted that all concerns need to be set out in writing for future reference.

Planning and Zoning Ordinance List

More information will be provided for the next meeting for discussion.

Fanatics

Brinkman reported that he was notified today that the state did not renew Fanatics liquor license due to the outstanding fire code issues that have not been addressed. The action was initiated by the Beulah Fire Department; not the city. About 30 -40% of the required work has been completed to date.

NEW BUSINESS**Plan Review – Winkler**

A building permit has been requested for renovation of commercial space on Main Street. Some details on the conveyance of the property are still pending. The building plan is being reviewed by an outside architect. It is a commercial building which requires additional scrutiny.

Dustin Buchmann Reappointment

Buchmann has been fulfilling Dalton Zeizler's term which is now complete. Gazur moved approval of Buchmann for five (5) year term; Bieber seconded. Motion approved. The vote will be forwarded to Mayor Frey for approval by City Council.

North Dakota Planning Association

It was confirmed that the City of Beulah is a member.

MDU Land Purchase

MDU will be purchasing 24,700 sq ft. of property located near the former Grandview property.

Klatt Land Purchase

Klatt has purchased a piece of property from the city. It located on the ravine near Industrial Park. The purchase price is \$5,000 with the requirement that Klatt will connect to city water and sewer. City Council has approved the sale.

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,

GSI Mapping

It was determined that MDU has one for the entire city. Brinkman will work with MDU to see about the city receiving a copy or being able to use MDU's as needed.

Natural Gas to Beulah

The city will be receiving preliminary costs under a proposal for the city to convert from propane fuel to natural gas. Installation to homes and commercial properties will be included in the preliminary fee structure. Propane suppliers have been included in the planning discussions.

7th Street South Project

The city is looking at replacing the water and sewer pipes for properties located south of 7th Street. It would be timed to other city projects such as street repairs and conversion to natural gas if applicable.

Commercial Plan Review Fee

Brinkman has been in conversation with the Mayor and architects regarding third party review of proposed renovations of commercial property and ways to set up a reasonable fee structure. (See also earlier discussions under WARC and Winkler above).

Other

Southside Diner Trailer - Concerns were raised about the condition of the property.

Hwy 49 Trailer Court - Concerns were raised about the condition of the trailer court property located on the west side of Hwy 49 and north of Neuberger Oil.

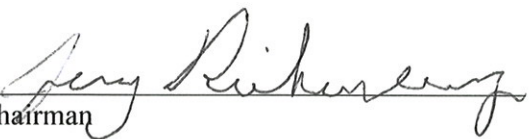
Tree Infection - There appears to be infestations in a number of trees around town. This will be addressed this summer.

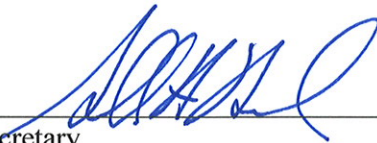
NE Side of Town - Schwalbe inquired about improving bike access to a family park located on the NE side of town. Follow-up will be done with the Park Board and the City Engineer.

Bridge - The city has received offers to purchase the bridge that is located near the swimming pool.

Greystone- Brinkman responded to questions about the tenancy at the Greystone.

Renner moved to adjourn the meeting at 6:33 pm; seconded by Gazur. Motion carried.


Chairman


Secretary