

The regular Beulah Planning and Zoning meeting of June 18, 2020 was called to order at 5:05 pm by Jerry Reichenberg at Beulah City Hall.

Present: Jerry Reichenberg, Roger Gazur, Dale Schwalbe, Chris Renner and Gary Miller

Absent: Gerald Bieber

Also Present: Beaver Brinkman, Travis Frey, Marvin Bauer, Sharon & Bill Misslin, Dave Just, Jay Reiser, Dave Whipps

Approval of prior meeting minutes was tabled

OLD BUSINESS

Mercer County Zoning Meeting Update

There was no report.

Dilapidated Buildings (In progress)

Tabled

Bill & Sharon Misslin – Variance for Shed (208 1st St. SW)

The Misslins removed a dilapidated shed that was located on their property and would like to replace it with a new shed. The property is located in a flood plain. There are issues regarding the square footage of the property in relation to existing structures and fire concerns given the shed's proximity to the house.

City Council will need to approve a variance given the noted issues. The Misslins provided a petition on which neighboring homeowner's approved going forward with the shed.

There was discussion regarding the proposal. Concerns were expressed relating to FEMA requirements. Travis will review what if any FEMA requirements need to be considered. It was stated that a firewall will need to be installed given the proximity of the shed to the house.

Gazur moved approval of the variance request for the percentage coverage and setback for the replacement shed; Renner seconded. Motion approved.

Beulah High School Building Project

Gazur noted there was a discrepancy in past documentation regarding electrical service. It appears to have been resolved given no further action on the matter was taken.

Status of the Marijuana Ordinance

Gazur asked about the status of the marijuana ordinance that was to be drafted in consideration of the change in state law regarding medical marijuana. Brinkman will follow-up with Jennifer at Solem Law to find out her understanding the next steps to go forward.

NEW BUSINESS

Valley Grain Milling – Replace and Reroute of Rail Spout (Permit 7642)

Jay Reiser provided a summary of Valley Grain's request to replace and reroute the rain spout. They are working with Interstate Engineering and M & M Constructors on the project.

Renner moved approval of the permit application; Gazur seconded. Motion approved.

Marvin Bauer – Variance for Play House (309 2nd Ave SE)

Marvin Bauer reported that he is building a play house on the backside of his property. The location is 1 ft. from the fence that is located between the Bauer property and his neighbor's yard. The neighbor has already given Marvin his verbal approval of the location.

Gazur moved approval of the variance for the setback and the building permit for the construction of the playhouse; Schwalbe seconded. Motion for the variance and building permit was approved.

Bob & Brenda Macklin – Remove and Replace Double Wide Home (713 Chaffee Row)

The information provided was reviewed but it was decided more information was needed, including zoning, setbacks and lot coverage.

Gazur moved to postpone consideration of the Macklin proposal and to look at scheduling a special meeting once the additional information is received; Renner seconded. Motion approved

Night Owl Bar – Patio (129 West Main St)

David Whipps presented his proposal to construct a patio deck on the backside of the Nite Owl Bar. Access from Main Street will be blocked off. David Just an adjoining landowner noted that his only concern would be the potential for trash and other refuse.

Gazur expressed his concern that the plan did not include a railing/fence for the patio and the potential for conflict with the City's alcohol ordinances. The need for railing/fence had been considered in Council's approval of the alcohol license on the new space but did not include it as a requirement. There is no ordinance that requires a railing/fence.

Renner moved approval of the patio; there was no second and the motion died.

Gazur moved to send the matter back to City Council for direction as to how they would like proceed with the question of whether a railing/fence needs to be required in approval of the patio; Schwalbe seconded. Roll call vote found Renner, Gazur and Schwalbe in favor. Motion approved.

Gazur moved that the patio be approved by P & Z upon City Council's consideration and approval; Schwalbe seconded. Motion approved.

Other

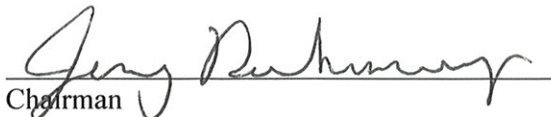
Schwalbe raised concerns about the condition of the outlet boxes on Main Street.

The Borenson house demolition was discussed. Russ had been working on it. Brinkman will follow-up with Jennifer at Solem Law to determine next steps.

Permits: Tabled

Gazur made a motion seconded by Schwalbe to adjourn the meeting, Motion carried.

The meeting was adjourned.


Chairman


Secretary