

The Special Beulah Planning and Zoning meeting of June 25, 2020 was called to order at 5:00 pm by Jerry Reichenberg at Beulah City Hall.

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

Also Present: Beaver Brinkman, Frank Senn (Chief of Police), Barbara Richau, Brenda Macklin, Larry Beck, Terry Lutz

Approval of Meeting Minutes

Approval of May 27, 2020 meeting minutes was tabled

Gazur made a motion seconded by Renner to approve the June 18, 2020 Meeting minutes. Motion carried.

OLD BUSINESS

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

It was noted that the follow-up information regarding the Macklin's request has now been received. Questions about coverage and setbacks from the last meeting have been addressed and the information appears to be in order. Renner made a motion to approve the Macklin's request to remove and replace the manufactured home on their property at 713 Chaffee Row; Gazur seconded. Roll call vote found Gazur, Renner, Schwalbe and Bieber in favor. Motion approved.

Ace Hardware – Cold Storage Containers (1900 Hwy 49 N)

Brinkman reported that Ace Hardware has withdrawn its proposal to locate two cold storage containers upon the Ace Hardware property at 1900 Hwy 49 N. Ace Hardware determined that the requirements regarding the color and location of the containers on which the approval was conditioned did not work in its plans. Ace Hardware will need to come before P & Z again if it decides to go forward with the containers in the future.

Gazur expressed concerns that the containers had been approved without the requirement for cement slabs. It established a precedent where it might be difficult to require other smaller projects to have slabs installed. Renner commented that zoning may also be a factor in what is required.

Other - Misslin Shed Follow-up

Brinkman reported that Charlie Hankins did review the FEMA concerns and there should be no objections based upon what he determined given the flood elevation of the property. Hankins will contact the Misslin's to discuss the fire sheathing.

NEW BUSINESS

Terry Lutz – Concrete Slab Building Permit 7643 (501 Hwy 49 N)

Terry Lutz stated the purpose and placement of the concrete slab was for a 10 ft. x 20 ft. parking pad. Coverage is within the acceptable requirements. There are no concerns with setbacks. Brinkman will contact Hankins to determine what if any restrictions are in place for parking slabs. Gazur moved approval of the building permit as presented for the concrete slab with the condition that Charlie Hankins reviews the project to determine that the slab will be in compliance for parking, Renner seconded. Roll call vote found Gazur, Renner, Schwalbe and Bieber in favor. Motion approved.

Peter Lanoue - Fence Permit (210 19th St NW)

Brinkman noted his concern that more information will be needed on the request. Duppong had previously indicated the proposed location was a concern. The request will be considered at the next meeting once more information is received.

Barb Richau – Roof Replacement

Barb Richau asked for guidance regarding the re-roofing of her house from asphalt to metal. She had been previously told that all buildings on a property needed to be roofed with the same type of material. Committee members were in agreement that there was no such mandate that they were aware of under city code. Gazur recommended that someone from the committee coordinate with Russ to ensure he is aware of the Committee's response to Richau. Richau will need to complete a permit application if she decides to go forward with the replacement.

Larry Beck – Siding and Windows Permit 7634A (212 4th St NW)

Larry Beck informed the Committee that he has already received a permit for a roof replacement and new siding on the upper portion of his house. He has decided to expand the project to include siding of the entire house and replacement of two of the ten windows in the sun room, covering the remaining eight with the siding. Gazur moved approving the expansion of the previous permit to include the siding and window; Bieber seconded. Motion approved. It was noted that the permit fee will be pro-rated to consider what has already been paid.

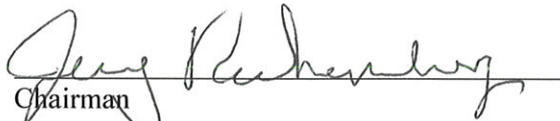
Other

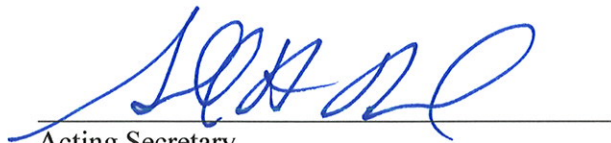
John Roberson Kitzman at 117 Homesite has inquired about constructing a carport on his property. More information is needed.

Reichenberg inquired about the status of the marijuana ordinance. Brinkman will follow up with Solem Law.

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

The meeting was adjourned at 5:45 pm.


Chairman


Acting Secretary