

The Beulah Planning and Zoning meeting of March 18, 2021 was called to order at 4:59 pm by Jerry Reichenberg at Beulah City Hall.

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

Absent: Dustin Buchmann, Brock Seibel

Also Present: Beaver Brinkman, Ben Lenzen

Gazur moved approval of the March 4, 2021 meeting minutes; seconded by Renner. Motion approved.

## **OLD BUSINESS**

### **Mercer County Zoning Meeting Update**

There was no report

### **Bornsen House**

It has been confirmed that FEMA does require appraisals to be done by a certified appraiser. City Attorney, Jennifer Gooss will be working on seeking out additional appraisals. The asbestos related materials have been pulled and just need to be removed. Custer Health has directed that the septic tank needs to be collapsed or filled with cement; it does not need to be removed. Gazur noted that the tank must be pumped and recommended that documentation as to the location of the tank be drafted once it is collapsed in the event it is needed for future reference.

### **Old Nursing Home**

Brinkman reported that two (2) bids have been received for the abatement. Brinkman had a conversation with Kenny Yeager, Public Works Superintendent that the city look at demolishing the building once the asbestos has been removed with the city hiring a company to haul the debris off the site. Brinkman has been contacted by someone that is interested in removing the bricks from the site. The City may be able to obtain dirt to fill in the basement at no charge from the state as it undertakes the round-about project. Brinkman will look into what funding and grants may be available for the project.

### **11<sup>th</sup> Street Zoning and Covenants**

Gazur reported he attended the March 15 City Council meeting at which covenants for the 11th Street lots were discussed. He noted that the discussion concerned him given the zoning as it currently exists. It appears that Council may be moving forward with the sale of the lots prior to their being re-zoned. Brinkman did report that has received confirmation from Council Member Kelsch that the project will be tabled for the time being.

It was noted for future reference that the area south of 11<sup>th</sup> Street is the only vacant space zoned R4.

Gazur intends to present a motion at the next regular P & Z meeting regarding the Committee's position and recommendation to Council. Committee members were asked to consider to the issue and be prepared to discuss.

### **Fence Ordinance Revision**

Gazur referred to the pictures of fences he provided at the last P & Z meeting. He asked that there be additional discussion from the Committee before going forward with a proposed revision. Tabled.

### **Foundation Information and Details**

Brinkman reported that he was able to find a 75 page document which addressed foundations. Gazur recommended that the city engineer prepare a summary of the document to include soil and structural types. Brinkman will request an estimate from the City Engineer for the cost to prepare a summary.

## **NEW BUSINESS**

### **Ben Lenzen – Garage for 4-Plex at 300 6<sup>th</sup> St NW**

Ben Lenzen met with the Committee to ask about a garage he is considering for the 4-plex rental property he owns at 300 6<sup>th</sup> St. NW. His inquiry is preliminary but he wants to make sure that he is compliance with ordinance should he go forward with his plans. The Committee requested more information including the building plan along with size and location of the proposed structure.

### **Summer Meeting Dates and Times**

Renner asked if the Committee would be able to change the regular meeting dates and time for the summer due to work schedule conflicts. The meeting dates and times for the summer were changed to the second and fourth Monday of each month with the meeting time to remain at 5:00 PM.

### **Accessory Buildings and Sheds**

The terms floating slab, thickened edge and anchoring were discussed. There is a need for consistency in their usage and what would be mandatory vs. discretionary. It was acknowledged that some of the issues will be resolved upon the foundation summary once it has been completed.

Brinkman did ask for clarification regarding set-back requirements if any for sheds not on foundations.

### **Certificate of Occupancy for Permit #6647**

It appears that a Certificate of Occupancy was never issued to the Todd Nelson residence under Building Permit #6647. Brinkman has verified that all other certificates are in order and everything is in compliance. A Certificate of Occupancy should be issued utilizing the date Brinkman completed a site inspection.

### **Keller Drive – Construction On Property Over Mine Shafts**

A question regarding requirements concerning construction over mine shafts. PSC sets out a recommendation but does not make it a requirement. Insurance and disclosure requirements were discussed. Brinkman will continue to keep pursuing the best practice on this issue.

### **Union Bank – Bids for Plan Review**

Bids from Interstate Engineering and EAPC have been received. The Interstate bid is for \$800 with a guarantee that it will be completed in two weeks. The EAPC bid sets a cap of \$2500 with no guarantee of date to be completed. The Interstate Engineering bid was approved.

### **Pole Buildings**

Brinkman asked for direction from the Committee regarding the construction of pole building in city limits. He has not been able to find any prohibition to them under city ordinances. Brinkman will review again. It will need to be added to the list of ordinance revisions if it is not currently included. There was a discussion on the need for consistency over discretionary approvals.


### **Other**

- Council approved the revised Building and Excavation permits at its March 15, 2021 meeting.
- The implementation of an inspection process for building permits will be added to the next regular meeting agenda.

### **Approval of Permits 7747 thru 7750 (See Attached Addendum A)**

Renner moved approval of Permits 7747 thru 7750; seconded by Gazur. Motion approved.

Gazur moved to adjourn the meeting at 6:37 pm; seconded by Schwalbe. Motion carried.

  
Chairman

  
Secretary