

The regular Beulah Planning and Zoning meeting of May 16, 2019 was called to order at 5:00 pm by Jerry Reichenberg at the Beulah City Hall.

Present: Jerry Reichenberg, Merlin Dahl, Dalton Zeiszler, Chris Renner, Roger Gazur, Gary Miller and Russ Duppong

Absent: Gerald Bieber

Also Present: Diane Newberry (Beulah Beacon)

Dahl made a motion seconded by Renner to approve the May 2, 2019 Planning and Zoning Minutes. Roll call vote found Merlin Dahl, Dalton Zeiszler, Chris Renner, and Roger Gazur, in favor. Motion carried.

OLD BUSINESS

Mercer County Zoning Meeting Update

No Report

Dilapidated Buildings (In progress)

Duppong reported we will need to look at the 2019 projects. At this time there are only two (2) being reviewed, with one that may be taken care of by a new owner. There were concerns on a house located on West Main Street. Duppong will look into the concerns. No change at this time.

Coal Country Community Health Clinic Permit Review (CCCHC)

Final inspections are being planned for the end of May or the first part of June. At this time the project is on schedule and inspections are being done as needed.

Wellness Center Update

Duppong reported the Wellness Center has a temporary occupancy until they address some remaining issues. The access roads and LP Tanks are being reviewed by the Beulah Park Board to correct unfinished items. An email was sent to a Building Board Member and a meeting was held with management. They are planning to have information for the Planning and Zoning Commission by the mid-June meeting.

Marijuana Zoning Review

Reichenberg opened the floor to review information submitted by Gazur. Gazur explained that the zoning and planning where a marijuana facility can be located is defined as either manufacturing or dispensary. There was discussion on how the item would be listed and defined with-in the district codes. It was asked to have legal review the definitions and whether a manufacturing facility could be prohibited in an area that allowed for distribution through a dispensary. Gazur made a motion seconded by Zeiszler to have Solem law review the two definitions of a marijuana facility and the legality of allowing a dispensary while prohibiting its manufacture as submitted by Gazur to the Planning and Zoning Commission. Roll call vote found Merlin Dahl, Dalton Zeiszler, Chris Renner, and Roger Gazur, in favor. Motion carried.

NEW BUSINESS

Zoning Map Classifications and Code Review

Reichenberg opened the floor to review property lines and property pins. There were concerns about properties that do not have established property pins. There was extensive discussion on how a property line is established when property pins or marks are not present. Information was submitted by Gazur to review the different methods to establish property lines. There were also concerns about primary/principle structures and accessory structures when there were properties that have been established without property pins. It was recommended to have these placed in the definitions and clarified with the note removed. This can be looked at by the City Engineer to ensure we have a good understanding before making any more changes.

Dollar General Permit Review (Permit No 7486)

Reichenberg opened the floor to Duppong to explain the building permit for the Dollar General. Duppong explained that they are using a shallow protected frost footing. This was sent out for review and was designed by a licensed North Dakota structural engineer. With the building plans being reviewed by the Planning and Zoning Commission were approved as submitted. (Permit No. 7486)

Merlin Dahl

Merlin Dahl has submitted his resignation from the Beulah Planning and Zoning Commission with his instatement on to the Mercer County Commission.

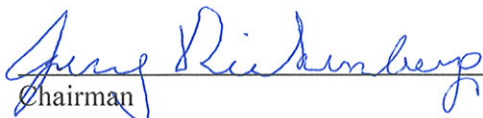
Permit: 7468 and 7470 – 7487

7468	G & D Enterprises	117 Hwy 49 N	Install signage for Choice Wealth
7470	Ken Senske	313 10th St NW	Remove & Replace Asphalt Shingles House & Garage
7471	Karla Meyer	125 10th St NE	Remodel Bathroom Main Level
7472	John Mohl	607 1st St NW	Add a patio and 9 X 10 shed Treated Wood Floor
7473	Brian Filibeck	2011 2nd Ave NE	12 x 24 Deck and 251 lf +/- Wood 6' high fence in back yard
7474	Craig Zeller	205 5th St NW	164lf of 4ft high chain-link fence, window & smoke house
7475	Mike Hammerschmidt	1002 Hwy 49 N	Move church off property and demo basement (Scott Buchmann is taking ownership of Structure)
7476	Nathan Richter	316 1st St NW	Remodel Kitchen, Bathroom, Exterior Doors and Windows
7477	Andy Rude	417 3rd Ave NW	Build a 10' x 10' x10' Dog Kennel/Run off of attached garage
7478	Jason Doe	2207 3rd Ave NE	New Driveway Addition 30' x 14'
7479	Scott Buchmann	604 12th Ave NE	Moving Manufactured Home From 600 12th Ave NE to 604 12th Ave NE
7480	Scott Buchmann	600 12th Ave NE	Moving structure from 1002 Hwy 49 to 600 12th Ave NE (Old Church to Res Housing Remodel)
7481	James Plienis	405 1st Ave NW	Remodel Bathroom Main Level
7482	Vernon Boehm	243 Sheila Drive	Moving and extending Fence
7483	Brady Torgerson	417 7th ST NW	Demo Play House
7484	Brady Torgerson	417 7th St NW	Reside Detached Garage
7485	Rita Larson	900 2nd St NW	Remove and replace asphalt roofing house and garage
7486	Colby 2018, LLC	1002 Hwy 49 N	New Construction of the Dollar General Store
7487	Kevin Bruce	1706 6th Ave NE	Remove and replace stoop in the back yard 3ft x 8ft

Gazur made a motion seconded by Renner to approve Building Permit Numbers 7468 and 7470 – 7487. Roll call vote found Merlin Dahl, Dalton Zeiszler, Chris Renner, and Roger Gazur, in favor. Motion carried.

The next Planning and Zoning Meeting will be June 6, 2019 at 7:00 pm. (Meeting will be canceled if not needed)

Gazur made a motion seconded by Dahl to adjourn the meeting, Roll call vote found Merlin Dahl, Dalton Zeiszler, Chris Renner, and Roger Gazur, in favor. Motion carried. The meeting was adjourned.


Chairman


Secretary