

The regular Beulah Planning and Zoning meeting of May 3, 2018 was called to order at 7:00 pm by Jerry Reichenberg at Beulah City Hall.

Present: Jerry Reichenberg, Merlin Dahl, Gerald Bieber, Marvin Bauer, Chris Renner and Gary Miller

Absent: Russ Duppong and Travis Frey

Also Present: Kate Johnson (Beulah Beacon), Charlie Hankins (Interstate Engineering), Jason Isaak, Scott Buchmann, Amy Nash and Renee Carlson (Recorder)

Bauer made a motion seconded by Miller to approve the April 19, 2018 Planning and Zoning Minutes. Roll call vote found Marvin Bauer, Gerald Bieber, Merlin Dahl, Gary Miller and Chris Renner in favor. Motion carried.

OLD BUSINESS

Mercer County Zoning Meeting Update

Reichenberg opened the floor to Bieber. Bieber reported Xcel Energy was granted an extension on the wind farm and the construction of a non-farm residence for Steve and Pam Guenther located within the W1/2 W1/2 NW1/4 Section 27 T147N R85W was approved.

Dilapidated Buildings (In progress)

Reichenberg reported there has been no change.

Coal Country Community Health Clinic Permit Review (CCCHC)

Charlie reported that construction crews encountered water when digging and are working to address the matter.

Wellness Center Update

Reichenberg reported the Wellness Center is substantially completed and has opened.

Comprehensive Land Use Plan

Miller noted his concerns regarding the Commission's approving the removal of the Winkler property from the Comprehensive Land Use Plan. Removing it from the plan unnecessarily restricts it from future consideration in the event circumstances change. There was discussion on whether to omit that property as approved by the Commission on April 19 or to recommend that it be included in the final plan document. Renner moved to have the Winkler property put back in the plan document; second by Miller. Roll call vote found Miller, Renner and Dahl in favor; Bauer and Bieber opposed. The motion was approved.

Opening on the Planning and Zoning Commission

No update was provided.

NEW BUSINESS

Jason Isaak – Construction of Building for Business at 1606 Central Ave N

Isaak presented his building plans along with a brief background on the nature of the business to be operated from the building. It will be a small distribution center and will not be open to the public. It will comply with density per sq. ft. The property is located on two parcels that have been tied together. The building will also be used for Isaak's personal use. The exterior of the building will match the house exterior and there will be no business signage. Bauer moved to allow the building permit so long as the construction meets building codes. Roll call vote found Merlin Dahl, Gary Miller, Gerald Bieber, Chris Renner and Marvin Bauer in favor. Motion carried.

Scott Buchmann – Water & Sewer Connection on Sunny Drive from 718 Co. Rd 21

Buchmann explained that he is looking for approval of a permit before he moves forward with connecting to the City's water and sewer lines. He currently has a well and septic tank so it would not require installing plumbing to the building. The connecting lines will need to cross over the Immanuel Baptist Church property and will require an easement. The church has given its verbal agreement to the easement. The installation will be at

Scott's expense. Merlin moved approval of a permit to allow the water and sewer at the Buchmann property to be connected to the City lines; second by Bieber. Roll call vote Merlin Dahl, Gary Miller, Gerald Bieber, Chris Renner and Marvin Bauer in favor. Motion carried.

Amy Nash Fence Request – 312 3rd Ave NW

Nash provided a brief overview of her application to install a side and backyard fence at her property. The proposed fence will be 6' high with one side to be directly on the property line due to the location of underground sprinklers. Hankins recommended that the pins be confirmed prior to construction. Bauer noted that there would need to be a variance approved by Council in order to construct the fence as proposed along with the written consent of the neighbor on whose property line the fence would be built. The matter was tabled until the next P & Z meeting on May 17.

Danny O'Quinn – Permit Fee Cost

Danny O'Quinn was previously approved for a permit to move a trailer home on to property he owns at 433 Co. Rd E. He is now objecting to the cost of the permit. The matter will be referred to Council.

Seibel New Home Construction at 1912 3rd Ave NE

Reichenberg provided copies of the building plans received from Haufland Homes for the construction of new home at 1912 3rd Ave NE. There was discussion on the need to issue a permit soon so that the work could begin. Hankins will check on the property pins and set backs on the lot. It is anticipated that there will be five inspections on the project. Miller moved to approve a permit for construction of a new house on 1912 3rd Ave NE; second by Renner. Roll call vote Merlin Dahl, Gary Miller, Gerald Bieber, Chris Renner and Marvin Bauer in favor. Motion carried. The project was assigned Permit #7333 and added to the permits approved below.

Recommendation to Amend Ordinance Regarding Fence Requirements

There was discussion regarding set back requirements for fences. Bauer moved to make a recommendation to Council to amend the ordinance for fences to allow for a fence to be built on a property line or a maximum of 6" off as long as it is on the builder's property; second by Renner. Roll call vote Merlin Dahl, Gary Miller, Gerald Bieber, Chris Renner and Marvin Bauer in favor. Motion carried.

Permit: 7326 thru 7333

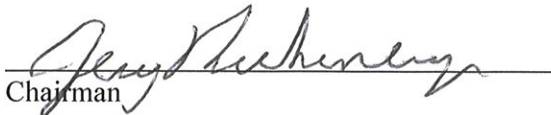
7326	Glenn Oberlander	221 1 st Ave NE	Remove and replace Asphalt Shingles
7327	Nathan Fandrich	219 10 th St NW	Remove and replace Asphalt Shingles
7328	Lorraine Scherer	416 4 th Ave NW	Remove and replace patio door
7329	Bodi Beckler	305 5 th St NW	Remove and replace Asphalt Shingles
7330	Lori Duppong	400 3 rd St NW	Replace existing front door
7331	Willard Lloyd	305 3 rd Ave SW	Remove and replace Asphalt Shingles
7332	Diane Boeckel	1007 Central Ave N	Backyard Deck
7333	Brock Siebel	1912 3 rd Ave NE	Construction of New House

Renner made a motion seconded by Bauer to approve Building Permit Numbers 7326 thru 7333. Roll call vote found Merlin Dahl, Gerald Bieber, Chris Renner, Gary Miller and Marvin Bauer in favor. Motion carried.

Up Coming Meetings: The next Planning and Zoning meeting will be May 17, 2018 at 5:00 pm.

Miller made a motion seconded by Gerald to adjourn the meeting, Roll call vote Merlin Dahl, Gary Miller, Gerald Bieber, Chris Renner and Marvin Bauer in favor. Motion carried.

The meeting was adjourned.


Chairman


Secretary