

The Beulah Planning and Zoning meeting of November 19, 2020 was called to order at 5:00 pm by Jerry Reichenberg at Beulah City Hall.

Present: Jerry Reichenberg, Chris Renner (by phone), Roger Gazur, Dale Schwalbe (at 5:30 pm by phone), Dustin Buchmann, Gary Miller

Absent: Gerald Bieber

Also Present: Beaver Brinkman

Gazur moved approval of the November 5, 2020 meeting minutes; seconded by Buchmann. Roll call vote found Renner, Gazur and Buchmann in favor.

OLD BUSINESS

Mercer County Zoning Meeting Update

There was no update to report

Nathan Richter – Fence Permit Update

An additional letter of support has been received from Shannon Gar. There was one verbal approval that was received however the person did not want to put it in writing. Beaver will respond accordingly to the resident that has been opposing the variance.

Dave Gar Variance

City Council has approved the variance for the garage although some opposition was noted by council members. There was discussion by the Committee regarding the purpose and need for variances and a perception that City Council is growing increasingly reluctant to approve variances.

Dilapidated Buildings

The house at 305 W. Main has been demolished. The garage at the property will be moved to Center. Legal counsel has made the recommendation that additional efforts be made to obtain the written approval of the owner of the 424 E. Main property before undertaking the demolition of the house on the property. Brinkman reported that Ben Lenzen has indicated he will be having the structure on his property demolished as well and they may be able to coordinate the two projects. The goal is to have the 424 E. Main demolition completed by 2021.

Roger Gazur Spray Booth Update

There is no new information at this time.

The Meat Shop Update

There is no new information at this time.

Burton Goodvin Fence

Goodvin submitted plans that provided options regarding variances for setback and height. The plans were confusing and more information needs to be provided before going forward. The Committee identified an option for the fence that would not require a variance which they would like to propose to Goodvin in lieu of his proposals.

Plan Review – WARC

Brinkman reported that he is still waiting on the architect's review of the plan. It is a commercial building which requires additional scrutiny.

Revision of Building Permit Application

It was noted that the recommendations from the last meeting have been added. The updated version was not able to be sent out prior to this meeting so further review was postponed until the next meeting.

NEW BUSINESS

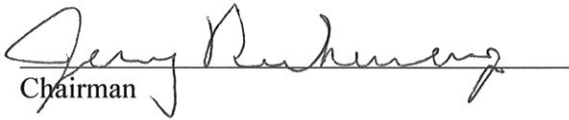
Planning and Zoning Revisions

Brinkman provided a list of the proposed changes at this time. The process to get changes approved was discussed and includes publishing the proposed changes and getting approval by City Council. Gazur recommended that each change be set out on its own page and include a written history of the purpose of the change. Gazur expressed concerns on the city taking a role in providing information on covenants. Brinkman noted that the zoning map needs improvement and very hard to work with as it currently exists.

Approval of Permits 7730 thru 7732 (See Attached Addendum A)

Gazur recused himself from discussion. Renner moved approval of Permit Numbers 7730 through 7732; Buchmann seconded. Motion carried.

Gazur moved to adjourn the meeting; seconded by Buchmann. Motion carried.


Chairman


Secretary