

The Beulah Planning and Zoning meeting of November 5, 2020 was called to order at 5:10 pm by Jerry Reichenberg at Beulah City Hall.

Present: Jerry Reichenberg, Gerald Bieber, Roger Gazur, Dale Schwalbe, Dustin Buchmann (at 5:22 pm)
Gary Miller

Absent: Chris Renner

Also Present: Beaver Brinkman, Burton Goodvin,

Gazur moved approval of the October 15, 2020; meeting minutes; seconded by Bieber. Motion carried with Gazur abstaining.

PUBLIC INPUT

Burton Goodvin Fence Request

Burton Goodvin asked for a variance for the installation of a fence on his property located at 500 Central Ave N. His property is located on a corner lot and he is considering installing a 5ft chain link fence. The committee determined that they need more information before they consider the request. Brinkman will work with Goodvin in presenting additional information at the next meeting.

OLD BUSINESS

Mercer County Zoning Meeting Update

The application for the Wind Farm Ordinance has been withdrawn by American Power.

Dave Gar Variance

It was reported that Gar has obtained the signatures necessary to move forward with building the garage on his property located at 109 2nd St. NW. Gazur questioned the basis of the hardship underlying Gar's request noting that financial cost was not a sufficient reason for the variance to be approved. Gazur moved to approve the variance as requested for the construction of a garage with a recommendation to be made to City Council; Bieber seconded. Motion carried.

Dilapidated Buildings

It is anticipated that the structure on 305 Main St. will be torn down this week. Brinkman noted that Mayor Frey has expressed his desire that the structure at 424 W. Main be similarly demolished as soon as possible or at least by the end of the year due to budget considerations. A bid of \$20,500 has been received for the asbestos removal which includes demo of the entire building. The city will have to backfill the basement. Other properties that need to be reviewed as dilapidated buildings were discussed which included the Maupin property, the old efficiency apartments and the old nursing home.

Nathan Richter – Fence Permit Update

There continues to be resistance from a Beulah resident to Richter receiving approval for a variance on the proposed installation of a fence. Richter is seeking out additional letters of approval. Brinkman will forward signatures and a letter to the resident resisting approval.

Roger Gazur Spray Booth Update

Gazur recused himself from the discussion. Brinkman is still attempting to contact someone who has knowledge about the background relating to the fire suppression requirement and if there is an exception for non-commercial usage.

The Meat Shop Update

Discussion included if there is a way to accelerate a decision from FEMA as to the location of the building to the floodway. Brinkman will continue to seek out alternative ways to approach it.

Fanatics - Update

The State Fire Marshall revoked all extensions that were provided in addressing the kitchen hood, the fire alarm system and fire suppression system at the property. Brinkman noted that State Fire Marshall Levi Rolin has been in contact with the contractors responsible for the equipment and has been told contracts have been signed to undertake bringing the equipment up to code.

Michael Woods Permit

Brinkman reported that he received a site plan for the work that is being completed on the property.

David Whipps Update

Brinkman reported that he had a follow-up meeting with David Whipps that went very well. He indicated Whipps acknowledged the need to work together going forward. An asbestos inspection of the old jewelry store was completed.

Zoning and Planning Amendments

Brinkman will look at drafting a list of proposed amendments for the committee to review at its next meeting. Oversight of the Extra Half Mile territory was discussed, seeking clarity as to jurisdiction and zoning.

NEW BUSINESS**Bowling Alley Temporary Certificate of Occupancy**

The building has passed the necessary state inspections, including inspections by the State Fire Marshal, State Plumbing Inspector and the State Department of Health. It anticipated that the permanent Certificate of Occupancy will be issued soon.

Plan Reviews for WARC

WARC is seeking to add six new offices with the proposal that storage areas would take up the second floor. The committee expressed its objections to the storage proposal. The plan review is still being completed.

C-1 Zoning on Keller Drive/Covenants

One of the buildings located on Keller Drive is for sale. An interested buyer is looking at the property to open a marine repair and sales business. There are covenants in place that would restrict the usage of the property and would interfere with the intended use.


Approval of Permits 7726 thru 7729 (See Attached Addendum A)

Gazur moved approval of Permit Numbers 7726 through 7729; Schwalbe seconded. Motion carried.

Proposed Revisions to Building Permit Application

Gazur proposed adding an "Other" option where not already included. Schwable noted adding a section for fireplaces. More discussion will take place at the next meeting with the application to start January 1, 2021.

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


Chairman


Secretary

7730	Beulah JDA/USDA Bldg	1400	Hwy 49 N	Sign Twin Pole Double Sided - Farmers Union Insurance
		128 &		
7731	Auto Valu/Losson Leonard Rental	124	Main St	Signage at retail
7732	Roger Gazur	706	10th St NE	Remove bathtub and replace with walk-in bathtub