

The regular Beulah Planning and Zoning meeting of October 18, 2018 was called to order at 5:00 pm by Jerry Reichenberg at Beulah City Hall.

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

Absent: Marvin Bauer

Also Present: Kate Johnson (Beulah Beacon), Deanne Gierke

Dahl made a motion seconded by Renner to approve the September 6, 2018 Planning and Zoning Minutes. Roll call vote found Chris Renner, Merlin Dahl, Gerald Bieber, and Dalton Zeiszler in favor. Motion carried.

OLD BUSINESS

Mercer County Zoning Meeting Update

Reichenberg reported that the Mercer County Zoning still reviewing their Medical Marijuana Ordinance.

Dilapidated Buildings (In progress)

Duppong reported we will need to look at the 2019 projects. Bob Mohl is working on the extending the water and sewer pipes and is planning to side the garage on Fair St SE this fall or next spring. We are still working with the Bornsen Floodway issue. (No Change)

Coal Country Community Health Clinic Permit Review (CCCHC)

The project is going well and at the schedule has been pushed out to December. (Siding, Wiring, plumbing, inside finishes, and parking lot should be done by next week.)

Wellness Center Update

Duppong reported the Wellness Center has a temporary occupancy until they address some remaining issues. The access roads and LP Tanks still need to be addressed. (No Change)

One Opening on the Planning and Zoning Commission

There is still one opening on the Commission. (No Change)

NEW BUSINESS

Commercial Building Remodel

Reichenberg opened the floor to Deanne Gierke to inform the Planning & Zoning Commission on her plans to remodel an existing commercial building located at 104 - 108 West Main Street. Gierke is planning to remove and add wall with windows on the back west side of the building. The building would be remodeled with new bathrooms, mechanical, plumbing and electrical updated. Dahl asked if the building had a basement which Gierke and Duppong explained that there is a small basement in the south west corner, but at his time it will be cleaned and minimum use would be for water, sewer and some mechanical. There will be no assessing to the general public to the basement. It was asked if there would be a Knox Box placed on the front of the building, so the Fire Department can assess in case of emergency. Gierke would have to talk to Eli Schumann (Beulah's Fire Chief) to get the information on the Knox box. Duppong explained we are still working on the code reviews with help from the ND State Fire Marshall, City Fire Chief, Health Department, and ND State Plumbing. Duppong explained that the ND Health is requiring an environmental testing and mitigation. The test results show any thing that needs to be mitigated a ND State permit is required and a release form from the ND State Health Department to be placed in the file once complete. The inspection permit and inspections fees were discussed. Duppong asked for authorization to release the permit once all the information and the plan review have been completed. The authorization would allow Duppong to work with Gierke and once the requirements have been completed, the permit could be released and brought back after it has been released for final approval allowing the project to start sooner. Renner made a motion seconded by Dahl to give authorization to Duppong to release the permit once the all documentation and the permit review has been completed. Roll call vote found Chris Renner, Merlin Dahl, Gerald Bieber, and Dalton Zeiszler in favor. Motion carried.

Keller Front Deck Flood plain

Reichenberg opened the floor to Duppong. Duppong explained that the permit was released to Mr. Keller. This was placed on the agenda to explain that the deck was permitted in the Flood Plan and is with-in the compliance. Since it was a structure permitted with-in the flood plain it was placed on the agenda in case there were any questions. With no question or concerns the permit was approved with others.

Zoning Code Updating (Fences and Type of Items Permitted)

The Planning and Zoning Commission will be to looking at all the other changes that need to be made with-in the Zoning Ordinance, so that we can save on the expense of other amendments that need to be made. Duppong recommended putting together a work sheet to help organize idea to make the needed amendments to fence regulations and other items with-in the Ordinance.

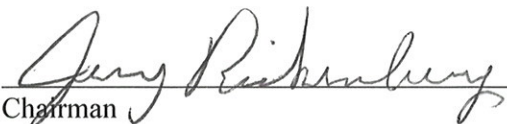
Permit: 7413-7439

7413	Linda Flemmer	1113 Blackstone Lane	Replace Asphalt Shingles on House and Garage
7414	Janice Oihus	216 3rd St NW	Privacy Walls on two sides of patio
7415	Union State Bank	512 West Main Street	New Bank Sign Steel Post structure Mounted
7416	Church of God	2000 2nd Ave NW	Remove and replace Church parking lot.
7417	Chelsea Stockwell	1713 Blackstone Loop E	Install a 12'x16' deck and a 14' x 38' concrete pad
7418	Ella Fandrich	401 2nd Ave SW	Replace Asphalt Shingles on Garage and Shed
7419	Bill Keller Jr	501 1st Ave SW	Replace Driveway
7420	Shirley Graney	405 5th St NW	Install Deck and install new patio door
7421	Hildegard Moos	121 Central Ave N	Remove and Replace Front Window and Door
7422	Reed Nash	312 3rd Ave NW	295 lft of 5ft high Chain-link Fence, with gates
7423	Nicole Gabriel	304 West Main St	Replace Asphalt Shingles on Detached Garage
7424	Hazel Dschaak	208 2nd St NE	Remove and Replace Asphalt Shingles on Garage
7425	Dale Morgenstern	416 1st Ave SW	Construct a 10'x 12' Storage Shed in backyard
7426	J & M Industrial	1019 Parkway Dr	Replace four windows, two doors and one overhead
7427	K & B Enterprises	125 West Main St	Remodel of Commercial Space
7428	James Schaeffer	906 1st Ave NW	Replace Asphalt Shingles on 1/5 of 4-Plex
7429	Jeff Keller	400 2nd Ave SE	Replace 3 front windows on front of house
7430	James Plien	405 1st Ave NW	Replace Kitchen Window
7431	Michelle Tipton	109 4th Ave SW	Install larger 13ft Garage Door on East Side Garage
7432	Gary Murray	1600 7th St NE	Install Steel Siding on House and Garage
7434	Gary Miller	1845 Murry Dr	Remove and redesign a 5ft x 8ft upper deck
7435	Marian Gompper	206 11th St NW	Install Mailbox
7436	John Mohl	607 1st St NW	Install Mailbox
7437	Rachel Jordan	1192 59th Ave SW	Decks, siding and Shed (extra territorial)
7438	Kimberley Fettig	1130 Chestnut Lane	Install 5 windows vinyl trim on back side of house
7439	William D. Keller Jr	501 1st Ave SW	8' x 12' Deck Front Yard

Dahl made a motion seconded by Renner to approve Building Permit Numbers 7413 thru 7439. Roll call vote found Chris Renner, Merlin Dahl, Gerald Bieber, and Dalton Zeiszler in favor. Motion carried.

Up Coming Meetings: The next Planning and Zoning Meeting November 1, 2018 at 7:00 pm. The meeting might be canceled if it is not needed.

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


Chairman


Secretary