

The Beulah Planning and Zoning meeting of September 17, 2020 was called to order at 5:00 pm by Jerry Reichenberg at Beulah City Hall.

Present: Jerry Reichenberg, Gerald Bieber, Dustin Buchmann, Roger Gazur

Absent: Dale Schwalbe, Chris Renner, Gary Miller

Also Present: Beaver Brinkman, Dave Gar, Ben Lenzen

Bieber moved approval of the September 3, 2020; meeting minutes; seconded by Buchmann. Motion carried with Gazur abstaining.

PUBLIC INPUT

Dave Gar presented his request for a variance so that he might construct a shop on his property located on 1st Street NW. The variance would address the proximity of the shop to other structures. Gar will bring more detailed information to the next meeting. He will also need to contact neighboring properties to get the owners written consent for the variance.

OLD BUSINESS

Mercer County Zoning Meeting Update

There has been no meeting since the last report.

Dilapidated Buildings

The abatement of the 305 West Main property has been completed. The abatement inspection for the 425 East Main property is completed however the results are unknown at this time. There are no updates on 408 West Main but it appears that the owner has started to undertake improvements which includes having trees removed.

Nathan Richter – Fence Permit Update

There is one Beulah resident that remains opposed to the variance. Attempts have been made by Richter and other city officials to address her concerns but the basis for the opposition remains undetermined. Gazur recommended that a letter be drafted by Brinkman asking her to set out the basis for her opposition(s) in writing. Brinkman was given authorization to prepare the letter using his discretion in its drafting.

Mark Lauer – Working Without a Permit Update

Brinkman has still not heard back from Lauer. Brinkman will be contacting the Chief of Police as the next step in resolving this matter.

Roger Gazur Spray Booth Update

Brinkman reported that he is still attempting to research the intent of the code provision that requires a fire suppression system for spray booths.

The Meat Shop Update

Brinkman reported that he spoke with the City Engineer. It is the City Engineer's position that the property is not located in the floodway. Discussion included if the FEMA flood map preempts an actual survey, the process to get the FEMA information corrected, the anticipated timing in correcting the discrepancy, the owner's timing concerns and general zoning concerns.

Fanatics - Update

Brinkman reported that state authorities have left it up to the local jurisdiction to resolve. He has attempted meet with the owner Lee Bertsch many times but Bertsch has been uncooperative. The fire suppression system is long past due of being recharged. Revoking the establishment's liquor license is what is being considered to address the matter. Also considered are revising the certificate of occupancy so that it is consistent with establishments that do not require a fire suppression system or shutting down the kitchen until the matter is resolved.

Brinkman expressed concerns regarding his role in enforcement of this and other building requirements. There are periodically areas of conflict of interest with his position as the city's Development Director.

NEW BUSINESS

Ben Lenzen Property Questions

Ben Lenzen requested guidance in addressing property issues on three of his properties:

316 4th Ave NW: There is an issue with the foundation. Lenzen's inquiry is if cosmetic repairs are sufficient or if the issue will require more structural repairs. The City Engineer will take a look at it and determine what will be needed.

16th St. 4-Plex: There is a drainage issue. Lenzen inquired if there are there any restrictions regarding the use of underground pipe for the water to drain to the street.

4-Plex at 300 6th Ave: - Lenzen inquired about density (lot coverage) requirements.

Extension of Permits – Bernadette Olsen

Bernadette Olsen recently asked for extensions on two permits that were approved prior to this year. In researching the matter, the question regarding the length of a permit before expires it was questioned. The permit itself sets out that it good for a six month period. The zoning ordinance sets out six months however staff had been told that it had been changed to one year.

Olsen's permits were extended under Permits #7712 and #7713 to September 2021.

Planning & Zoning will look at amending the ordinance so that the expiration date extends out to at least one year. Ways of making it more adaptable given seasonal considerations will be reviewed.

Inspections for High School Construction Project

Brinkman spoke with the City Engineer about inspections. It was decided that the inspections schedule will be set on the "Milestones" set out under the building proposal.

Inspections for Mohl Bowling Alley Remodel Project

Discussion included identifying a City Inspector to approve plumbing projects like this one. The differences between residential and commercial were considered. It was determined that for this project the plumbing inspector would be the State Plumbing Inspector.

Contract for Deed/Permit

The owner of record needs to approve the work in writing before a permit is issued.

Working Without a Permit –Additional Considerations

Gazur expressed his concerns on the level of the problem we have in Beulah of people undertaking building projects without obtaining a permit. Brinkman again raised his hesitations in being put in an enforcement role. There are times in which he will need to take a neutral position

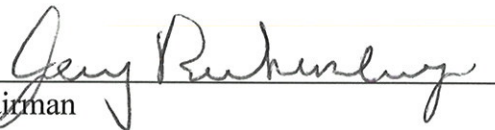
ZONING AND PLANNING AMENDMENTS


P & Z Commission will need to look at amendments to the zoning code that include, fence heights, planting next to the street, terms of art and expiration dates.

Permits: 7703 thru 7709 (See Attached Addendum A)

Gazur made a motion seconded by Buchmann to approve Building Permit Numbers 7703 thru 7709; Motion carried.

It was moved and seconded to adjourn the meeting, Motion carried.


Chairman


Secretary

7703	Troy Knudsvig & Teresa Partida	600	19th St NE	Construct a garage
7704	Bryton Roshau	708	Hwy 49 N	Install 6ft high fence
7705	Natalie & Shane Yeager	1841	Murray Drive	Replace lower siding and windows and add deck
7706	Randolph & Carissa Thielman	400	Central Ave S	Remove and replace shingles
7707	HBW Holding LLC	116	3rd St NE	Remove and replace shingles
				Remove and replace siding w/steel siding & 1 baseme
7708	Wm Erker & Etal	206	9th St NE	replace
7709	Peter Garcia	707	10th St NE	Concrete slab for garden shed