

The regular Beulah Planning and Zoning meeting of April 19, 2018 was called to order at 5:00 pm by Jerry Reichenberg at Beulah City Hall.

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

Absent: Russ Duppong

Also Present: Kate Johnson (Beulah Beacon), Brent Moore (Interstate Engineering), Kurt Winkler, Kyle Winkler, Wes Gunsch, Scott Schaner, Rich Jurgens, Renee Carlson (Recorder)

Dahl made a motion seconded by Bauer to approve the March 15, 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 had no report.

Dilapidated Buildings (In progress)

Reichenberg reported there has been no change. He noted his expectation that the trailer house will be removed soon.

Coal Country Community Health Clinic Permit Review (CCCHC)

No report was provided.

Wellness Center Update

Reichenberg reported the Wellness Center is in the process of completing some final details, It is anticipated that it will be open by April 30.

Opening on the Planning and Zoning Commission

No update was provided.

NEW BUSINESS

Comprehensive Land Use Plan Hearing

Brent Moore with Interstate Engineering provided an overview of the schedule, phases and objectives of the Comprehensive Land Use Plan. He presented the preliminary document that has been prepared based upon the information provided through previous community meetings and the steering committee. It is based upon projections for the community for a 20 year time period. The Plan includes a review of growth patterns and constraints thereof. The hearing was opened to questions and comments from the floor. Kurt Winkler and Kyle Winkler stated that a portion on the east side of the city that has been designated for potential growth under the Plan is actually not available. The property noted is owned by the Winkler family and they have no intent to convey ownership to a third party outside of their family. Dahl commented on some of his concerns regarding the information and proposals included in the Plan document. Dahl made a motion seconded by Renner to recommend the Comprehensive Land Use Plan as presented with the provision that the Winkler property be removed as being available for expansion under the Plan document to City Council for its May 7 meeting. Roll call vote Merlin Dahl, Gary Miller, Gerald Bieber, Chris Renner and Marvin Bauer in favor. Motion carried.

Jared Miller Detached Garage

Reichenberg introduced a building permit application from Jared Miller to build a garage to include sewer and water on his property located 1936 Central Avenue NW. The P & Z Committee reviewed and discussed the building plans as submitted by Jared. The Committee members did question whether the water and sewer lines would be connected to the existing lines or the main line. Renner made a motion seconded by Miller to approve the building plans and construction of the garage to include water and sewer pending Russell Duppong's approval. Roll call vote Merlin Dahl, Gary Miller, Gerald Bieber, Chris Renner and Marvin Bauer in favor. Motion carried.

New Life Worship Center Sign

Reichenberg presented a request from Indigo Signworks for new signage at the New Life Worship Center. The sign will be located on the church's property along Highway 49. The signage will need to be approved by the DOT. Dahl made a motion seconded by Miller for approval of the signage contingent upon the DOT's approval. Roll call vote Merlin Dahl, Gary Miller, Gerald Bieber, Chris Renner and Marvin Bauer in favor. Motion carried.

Discussion of Requirements for Building Permits

Scott Schaner expressed his concerns regarding building permit requirements. He was unaware that the replacement of his front window and patio door would require a permit. He questioned where this information is located and how the requirements are communicated to Beulah residents. He also questioned why a permit is required for minor replacement projects. There was discussion by the committee and how and why the requirements are currently established. Miller made a recommendation that the permit fee be waived for Schaner on his Permit 7325.

Permit: 7323 thru 7325

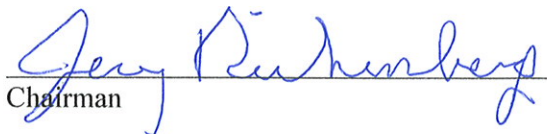
7323	Albert Aanderud	1007th St NW Apt 312	Remove and replace 4 window and patio door
7324	Carl Sorensen	1019 Beacon Lane	Replace asphalt shingles & rain gutter
7325	Scott Schaner	2219 3 rd Ave NE	Replace existing window and patio door

Renner made a motion seconded by Bauer to approve Building Permit Numbers 7323 thru 7325. Roll call vote found Merlin Dahl, Gerald Bieber, Chris Renner and Marvin Bauer in favor; Gary Miller opposed. Motion carried.

Up Coming Meetings: The next Planning and Zoning meeting will be May 3, 2018 at 7:00 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 at 6:20 pm.


Chairman


Secretary