

The Beulah Planning and Zoning meeting of May 24, 2021 was called to order at 5:00 pm by Jerry Reichenberg at Beulah City Hall.

Present: Jerry Reichenberg, Dale Schwalbe, Brock Seibel, Roger Gazur, Gary Miller, Chris Renner, Gerald Bieber

Absent: Dustin Buchmann

Also Present: Beaver Brinkman, Heidi Hamelton

Renner entered a motion to approved the May 10, 2021 Planning & Zoning Meeting minutes; seconded by Seibel. Motion carried.

### **OLD BUSINESS**

#### **Mark Pollack – Industrial Park Setback**

As requested, Pollack has received signatures from all of his neighbors within a 300' radius of 1628 Arikara approving his requested variance. This meets the condition set forth in the April 26, 2021 P&Z Meeting, so the variance is approved.

#### **Bornsen Home Update**

Appraisals have not been received yet.

#### **Old Nursing Home**

Air quality is being tested today. Council discussed possible community salvaging of materials, including process for salvaging, instituting time limits, and public safety.

#### **Fence Ordinance**

Gazur will draft a document to present at the next P&Z meeting.

#### **Foundation Detail Update**

Brinkman received specs from the engineer at the beginning of the meeting and will distribute to council for review. Gazur asked that Brinkman request retaining wall specs as well.

#### **Ben Lenzen Project**

Council determined that the original PUD was needed to make a decision on this property. Brinkman and Hamelton will find this information before the next meeting.

#### **420 Ordinance and Zoning Map Revisions**

A list of revisions will be drafted by Brinkman and Hamelton with August being the goal for implementation.

#### **Amendments and Revisions to Existing P&Z Ordinance**

Gazur volunteered to draft a proposal to submit to the City Auditor regarding revisions to the current process.

#### **Keller Drive**

City Council approved P&Z's recommendation for selling these lots on May 17, 2021. They would need to be rezoned, and will be added to the list for revision. Brinkman and Hamelton will research the best options for how to market this property.

**Outdoor Storage vs. Indoor Storage**

Indoor storage would fall under the use "Self-Service Storage Facilities" and is permitted C3 and I.

**Rooks**

An email was received from the property owner, Scott Buchmann, stating that he does not currently have a contract with anyone to use the building or property, and that he has not given anyone permission to submit a permit application for his property. A letter was sent to Rooks stating that his current permit application had been denied in the May 10, 2021 P&Z meeting, and that per the property owner, we would no longer be able to discuss use of this property with him. An email was also sent to the property owner advising him that Rooks had opened a water account for this property, and that if he kept that account open, the property owner is responsible in the case of delinquency.

**NEW BUSINESS**

**Electronic Building Permit vs. current 3-part form**

Council approved use of a fillable PDF form instead of reordering expensive 3-part forms for permit applications. Council would like to see more options available on the website to allow for permit application and approved permit listings.

**Misc Discussion**

Discussion about roof collapses on apartment buildings on Parkway Drive and at Fox Meadows. Miller stated he had asked the city attorney to send a letter to the property owner on Parkway Drive.

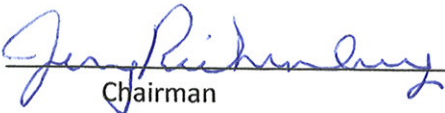
Council discussed the increasing number of projects that have been started without permits which have been caught by city employees when about town. Council questioned the possibility of issuing a penalty fee for projects started without a permit to help discourage habitual offenders.

Council raised concern about the lack of fencing behind the Night Owl Bar around the patio. This will be a concern if it is not corrected before the All School Reunion next month. Brinkman will confirm the requirements and address the situation with the business owner.

**Approval of Permits 7767-7787 (See attached Addendum A)**

Renner moved approval of Permits 7767-7787; seconded by Schwalbe. Motion carried

Gazur moved to adjourn the meeting at 6:35 PM; seconded by Renner. Motion carried.

  
Chairman

  
Secretary