

The Beulah Planning and Zoning meeting of June 14, 2021 was called to order at 5:02 pm by Jerry Reichenberg at Beulah City Hall.

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

Absent:

Also Present: Beaver Brinkman, Heidi Hamelton, Scott Buchmann, Tyler Rooks, Jarann Johnson

Gazur entered a motion to approve the May 24, 2021 Planning & Zoning Meeting minutes; seconded by Schwalbe. Motion carried. Renner entered a motion to approve the June 10, 2021 Planning & Zoning Special Meeting minutes; seconded by Schwalbe. Motion carried

### **OLD BUSINESS**

#### **Buchmann/Rooks Salon Remodel**

Members reviewed the permit application that was amended on 6/11/21, along with updated plans reflecting the bathroom wall changes. Buchmann/Rooks are still looking for a licensed plumbing contractor and will let Hamelton know when they have one under contract. Motion by Gazur to approve the salon remodel permit application; Renner seconded. Motion carried. Hamelton will issue the permit tomorrow morning.

#### **Bornsen Home Update**

Brinkman has no new updates to report.

#### **Old Nursing Home**

Abatement is complete. The budget for this coming year will be reviewed and then demolition can be scheduled. Brinkman is still researching whether items from the demolition will be available to the general public.

#### **Fence Ordinance**

Members discussed the revision drafted by Gazur. Motion by Renner to accept the revision as drafted; second by Schwalbe. Motion carried. Hamelton will add it to the ordinance revision list.

#### **Foundation Detail Update**

Members discussed the document prepared by the City Engineer; it was agreed that the document was difficult for anyone other than an engineer. Gazur shared the foundation spec language from a few other local ordinances for comparison. Request was made to revise this to be easier for the general public to read. Hamelton and Brinkman will present a revision draft at the next meeting.

#### **Ben Lenzen Project**

Brinkman will retrieve the original PUD from the county office.

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

Updated list of revisions presented for review.

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

Gazur will continue working on a draft to present to the City Auditor.

**Dave Whipps – Nite Owl/Timeless Tattoos update**

Brinkman discussed his most recent meeting with Whipps. All permit applications have been completed and paid for. When work has been completed, inspections will be done. One more permit will need to be issued for ADA signage, along with ADA compliance plans for both properties. Miller raised a question about part of the rear patio being on the Tattoo Shop's property and how that worked with the liquor license. Brinkman will look into this.

**Mike Woods Project**

Permit #7584 was issued 11/19/2019 and has expired. The project does not appear to be complete and no inspections have been requested or performed. After some discussion, it was decided that Hamelton will send a letter telling Woods a new permit application would need to be filled out with an updated plan.

**NEW BUSINESS****P&Z Ordinance Enforcement Clarification**

Hamelton presented the enforcement process passed down from the City Attorney. Members discussed this process versus what was written in the ordinance. It was agreed that they do not match and need to be revised. Hamelton will draft a revision and present it at the next meeting.

**Certificates of Occupancy**

Winkler Family Chiropractic – 6/4/21

Wing Spot – 6/10/21

New WARC Building – 6/11/21

**Vern Buchmann**

100 3<sup>rd</sup> Ave NW – Property owner is requesting permission from P&Z to sell the lot the house sits on and retain ownership of the lot the detached garage sits on. These lots are currently zoned C1, not residential, so it would need to be determined if this is an allowed use. Hamelton will review the ordinance and present at the next meeting.

316 Main Street – Vern Buchmann reported this neighboring property as being in disrepair; with the recent winds, shingles and other debris from this property are ending up on his property, and it is very unsightly. Hamelton presented pictures of the property, which were discussed. Hamelton was asked to check and see if this property is current on taxes; this will be researched and presented at the next meeting.

**Approval of Permits 7788-7799**

Gazur moved approval of Permits 7788-7799; seconded by Renner. Motion carried

**Misc. Discussion****Condemnation/Property Maintenance violations**

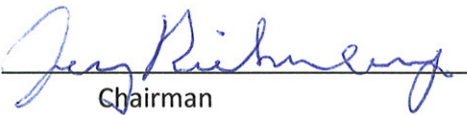
It was brought up that quite a few properties in town are quite dilapidated. The ordinances that would govern these homes was discussed, along with what the legal process would be for the city condemn them. Miller will work on a list of properties to look into. Hamelton will review the ordinance for the property maintenance code violation process and present at the next meeting as new business.


**ADA Compliance guidelines**

Written guidelines/clarification for how the City of Beulah will handle ADA compliance for new and existing buildings are needed in P&Z Ordinance No. 420 – Hamelton will draft and present at next meeting

Letters for code violations were recently sent out by the City Attorney; Hamelton will request a listing of those letters for the P&Z Commission to review at the next meeting.

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

  
Chairman

  
Secretary