

The Beulah Planning and Zoning meeting of June 28, 2021 was called to order at 5:00 pm by Jerry Reichenberg at Beulah City Hall.

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

Absent: Brock Seibel

Also Present: Beaver Brinkman, Heidi Hamelton, Jarann Johnson

Gazur entered a motion to approve the June 14, 2021 Planning & Zoning Meeting minutes; seconded by Schwalbe. Motion carried.

Solem Law Violation Letters

Reichenberg initiated a discussion regarding the listing of junk code violation letters sent out by Solem Law on 6/18/21.

OLD BUSINESS

Bornsen Home Update

Brinkman left a message for the appraiser last week and is waiting for a return call.

Foundation Detail Update

City Engineer has been asked to revise the first document to be more user friendly. Gazur offered his assistance with this task.

Ben Lenzen Project

Brinkman will retrieve the original PUD from the county office this week.

420 Ordinance and Zoning Map Revisions

The approved Fence Ordinance revision has been added to the list.

Amendments and Revisions to Existing P&Z Ordinance

The draft was reviewed and discussed. An application form and related fees was also discussed. Gazur and Hamelton will meet to further revise the draft prepared by Gazur.

Dave Whipps – Nite Owl/Timeless Tattoos update

Five-year ADA compliance plans for both buildings have been signed by Whipps. Hamelton met with Whipps last week and approved the use of stained wooden fence pickets to block off the opening between the tattoo shop and the adjacent building to the west.

Mike Woods Project

Letter was sent to Woods on 6/18/21 regarding the expiration of his permit. Hamelton spoke with Woods on 6/25/21, and it was agreed that, in lieu of filling out a new permit application, he would draft a letter requesting an extension of his permit to be presented to P&Z.

P&Z Ordinance Enforcement clarification

Draft presented and discussed. Revisions were requested and will be presented at the next meeting.

Vern Buchmann

The commission discussed Buchmann’s request to split his parcel at 100 3rd Ave NW and sell his house separate from the detached garage. Gazur entered a motion to deny this request. Schwalbe seconded. Motion carried.

Vern Buchmann had also voiced concerns about the condition of the adjacent property, 316 Main Street West. This property, along with other dilapidated properties in the city, was discussed by the commission. Miller and Reichenberg recently surveyed the city, and will provide a list of dilapidated properties at the next meeting. Hamelton will research FEMA regulations in regards to rebuilding/replacing sheds and garages that need to be taken down within the flood plain. Dilapidated properties will be addressed at the next meeting.

NEW BUSINESS

Certificates of Occupancy Issued

307 19th Street NE – Mettler - MIL Suite/Efficiency apartment above shop

ADA Compliance Draft

Draft presented and discussed. Revisions were requested and will be presented at the next meeting.

Building Permit Extensions

The lack of a process for requesting and monitoring permit extensions was discussed. Hamelton will draft an application form for review at the next meeting.

Building Permit FAQ’s

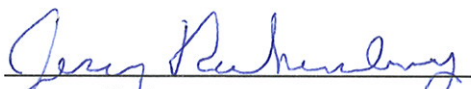
Draft presented and discussed. Revisions were requested and will be presented at the next meeting. Possible distribution and visibility of the completed document were discussed. The current building permit fee schedule and inspection expectations were also discussed.


The commission also deliberated the need for more strict building permit enforcement.

Approval of Permits 7800-7810

Gazur moved approval of Permits 7800-7810; seconded by Renner. Motion carried

Gazur moved to adjourn the meeting at 7:00 PM; seconded by Renner. Motion carried.


Chairman


Secretary