

The Beulah Planning and Zoning meeting of July 26, 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, Brock Seibel

Absent: Chris Renner, Gerald Bieber, Dustin Buchmann

Also Present: Beaver Brinkman, Heidi Hamelton, Jarann Johnson, Ben Lenzen

Gazur entered a motion to approve the July 12, 2021 Planning & Zoning Meeting minutes; seconded by Seibel. Motion carried.

#### **Bornsen Home Update**

Brinkman is expecting the appraisal by the 1<sup>st</sup> week in August.

#### **Foundation Detail Update**

City Engineer met with Gazur and is working to revise the original document to be more user friendly.

#### **Dave Whipps – Nite Owl/Timeless Tattoos Projects**

The barricade between the tattoo shop and the insurance building adjacent has been constructed and approved. Certificates of Occupancy have been issued for both properties.

#### **Mike Woods Projects**

Home Shop/Garage – Once the inspections are completed as required to bring the project up-to-date, the extension will go into effect and construction can continue.

Truth Community Church Parking – The project drawing and permit were presented to the City Council on 7/19/21. The council approved allowing construction for this project to take part in the right-of-way. Woods and Interstate Engineering are in the process of attempting to revise the plan so the parking spaces are not on private property at all, alleviating the need to request a variance for the project.

#### **P&Z Ordinance and Zoning Map Revisions List**

Definitions for Mobile Home, Manufactured Home, Modular Home were provided by Hamelton and reviewed by the members. The definitions need to be updated in the ordinance and the Zoning uses updated to allow for modular homes in the proper zoning districts.

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

The revision and related application were reviewed. Gazur entered a motion to accept the revision and application process for Amendments and Revision to the Existing P&Z Ordinance and add it to the list for submission to the City Auditor. Schwalbe seconded. Motion carried.

Gazur and Hamelton will start working on reviewing and revising the Zoning Map Amendment Process in the P&Z Ordinance.

#### **P&Z Ordinance Enforcement clarification**

No update

**ADA Compliance Ordinance draft**

The draft was reviewed. Gazur entered a motion to accept the draft and to add it to the list for submission to the City Auditor for inclusion in the P&Z Ordinance. Seibel seconded. Motion carried.

**Building Permit Extension Draft**

The draft was reviewed, and more revisions were requested. Hamelton will revise and present at next meeting.

**Ben Lenzen – Vacant building on Main Street**

Lenzen presented a request to remove the front part of the house and leave the garage portion intact to use for storage. He would use the good siding and soffits from the front part to repair the garage. Reichenberg explained that P&Z recently denied a different request to utilize a garage alone on a residential property for another property owner. Gazur questioned the ability of homeowners to remove asbestos themselves, and Brinkman stated they would need to contact the county health department for direction. Gazur clarified that based on the use of the property as residential, it is against ordinance to have just a storage building on that property. Lenzen questioned if he was to have a business on that property, would he be allowed to utilize that garage space for storage. Lenzen's main issue is that he needs to have a place for the stuff that's currently being stored in that garage, and he is waiting for his property on 6<sup>th</sup> Ave NW to be approved to build a garage on. If that project is approved, he would be willing to demo the entire building on Main Street. Gazur stated he would possibly be open to permitting the garage on main as a Temporary Storage Unit to store building materials that would be moved once the 6<sup>th</sup> Ave NW project is approved.

**Ben Lenzen – 6<sup>th</sup> Ave NW Project**

Hamelton will retrieve the PUD documents from Stanton and determine what needs to be done to move forward with this project.

**Dilapidated Buildings**

Hamelton presented a spreadsheet showing the letters that went out. Only 4 of the 12 property owners did not respond to the letters. Hamelton will be following up to make sure repairs and/or remedies take place as promised by the property owners.

**NEW BUSINESS****Certificates of Occupancy Issued**

Buchmann/Rooks Salon Remodel CO Issued 7/26/2021 – Established Roots Salon

**GENERAL DISCUSSION**

There is concern about a house on 3<sup>rd</sup> St NW that has a trailer full of scrap wood blocking the sidewalk. There's a house on 4th St NW that has a big pile of scrap lumber to the east side of the residence. On the west side of the schoolhouse apartments there is a property that has attached a tarp to the outside

of their chain link fence. It was discussed that the building official has discretion over what is acceptable to use for fencing materials. It was pointed out that the pool uses the same type of covering on their fence.

Schwalbe commented that he was approached by someone who owns property in the extraterritorial zone within 1 mile of Beulah city limits who feels they are underrepresented when it comes to city business. The ND Century Code only allows for one representative from the extraterritorial zone on the P&Z Commission, and we have filled that seat.

**Approval of Permits 7818-7827**

Gazur moved approval of Permits 7818-7827; seconded by Schwalbe. Motion carried.

Gazur reminded the commission that this would be Jarann Johnson's last P&Z Meeting as he is relocating to Minnesota. The commission wished him well.

Gazur moved to adjourn the meeting at 6:30 PM; seconded by Seibel. Motion carried.

  
Chairman

  
Secretary