

The Beulah Planning and Zoning Meeting of April 25, 2022 was called to order at 5:00 pm by Jerry Reichenberg at the Beulah Civic Center.

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

Absent: Dustin Buchmann

Also Present: Heidi Hamelton, Assessor; Beaver Brinkman, Economic Development; Chelsea Stockwell, Rick Bauman

Motion was made by Gazur to approve the March 22, 2022 revised minutes and April 11, 2022 P&Z Meeting Minutes as presented. Seibel seconded. Motion carried.

PUBLIC PRESENTATIONS

Chelsea Stockwell – Animal Boarding Facility

A detailed set of drawings presented by Stockwell was distributed and discussed. A document containing information for multiple animal kennels and boarding facilities in ND that are located near residential areas was passed around and discussed. Hamelton will check with the respective cities and facilities to see if noise complaints have been an issue. The use table would have to be amended to allow this use.

Stockwell also updated the P&Z Commission on the roof issues with the Orange Property Management apartments buildings on Parkway Drive and 7th Street NW. Midwest Roofing Systems out of Bismarck has been contracted, and hopefully the projects will be started in the middle of June. Mold issues will also be addressed after samples are collected.

Rick Bauman

A Conditional Use Permit application has been submitted by the Mercer County Fair Association (MCFA) to erect two hoop style buildings secured to a block style foundation in the north half of the dirt lot to the east of the fairgrounds. Bauman described the project to the commission in detail. Bauman has a grant application that is due at the end of the week to help with the cost of these buildings, and he is requesting a letter from the city to submit with the application to demonstrate support for the project while the conditional use process moves forward. The commission recommended that Bauman approach the City Council with the same question and request a letter of support from them.

OLD BUSINESS

Foundation Detail Update

No update.

Attorney General Inquiry

Gazur presented a document he prepared outlining the current process used for map amendments and the questions to be presented to the Attorney General. He would like Miller to present the request again to the City Council on 4/27 for the City Attorney submit these two specific questions to the Attorney General.

P&Z Ordinance Enforcement Revision Review

No update.

Interstate Engineering revision of district zoning map

The map has been sent to Interstate Engineering to be updated.

Truth Community Church grading issue

Hamelton has contacted Mike Woods regarding runoff and drainage concerns on the church property and is awaiting a plan for seeding in the spring.

NEW BUSINESS

Economic Development Update

Brinkman updated the commission on economic development within Beulah. Bakken Energy is moving forward with the purchase of DGC, and this means an influx of workers into Beulah that will need housing. There are also a few other new business opportunities coming to Beulah, and those combined with Bakken Energy will result in a total of approximately 3000 new permanent jobs. P&Z will need to start exploring different housing opportunities and other options to help encourage these workers live in Beulah and don't have to seek out homes in other local cities. Beulah will need temporary and permanent housing that is affordable.

Martens' Driveway

Brinkman presented a request from Kris Martens to use recycled asphalt for his driveway on 6th Street NW. There are no requirements or restrictions in the Zoning Ordinance for what can be used for a garage driveway other than the prohibition of scoria.

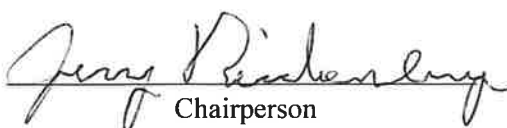
Second ½ Mile Sole Jurisdiction Request Denial from County Commission

The Assistant City Attorney presented a request to the County Commission at their recent meeting to relinquish the second half mile zoning jurisdiction to the City of Beulah, and the request was denied. They did not believe we were yet in a position to take full control of zoning the extraterritorial zone effectively.

PERMIT LIST REVIEW

Motion by Gazur to approve building permits 7929-7932. Seibel seconded. Motion carried.

Motion to adjourn by Gazur. Seibel seconded. Motion carried. Meeting adjourned at 6:54 PM.


Chairperson


Secretary