

The Beulah Planning and Zoning meeting of August 23, 2021 was called to order at 5:04 pm by Jerry Reichenberg at Beulah City Hall.

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

Absent: Gerald Bieber

Also Present: Beaver Brinkman, Brandon Schirado, Wyatt Hanson

Gazur entered a motion to approve the August 9, 2021 Planning & Zoning Meeting minutes and the August 17, 2021 Planning & Zoning Special Meeting minutes; seconded by Schwalbe. Motion carried.

#### **MDU Project – Brandon Schirado**

Brandon and Wyatt from MDU were present to answer any questions P&Z might have about the project. A detailed floorplan was requested. Brinkman will email this to P&Z members. Isolation of plumbing pipes and foundation detail requirements were discussed. It was determined that the annexation and zoning change could be processed at the same time as the building permit application, although a permit cannot be issued until the annexation is complete. The timeline and process for the annexation/zoning and the building permit application were discussed and clarified.

#### **Bornsen Home Update**

Two appraisals were received, and the city will make an offer of \$4500.

#### **Foundation Detail Update**

Tabled

#### **Ben Lenzen Project Updates**

Tabled

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

The updated list was reviewed and discussed. Gazur stated that the formal procedure in the Zoning Ordinance for text amendments is incorrect, but the formal procedure for Zoning Map Amendments is correct. Gazur and Hamelton will present a Zoning Map Amendment request for the applicable items on the revisions list within one month.

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

Members discussed the current enforcement procedure for the Zoning Ordinance. The process should be to send a letter pointing out the potential violation, then, if the violation is not corrected, a meeting is requested. If a meeting is refused and the violation continues, then a fine will be issued.

#### **IBC Digital Codes**

Tabled

#### **NEW BUSINESS**

#### **Building Permit Extension Application**

Buchmann excused himself. Gazur entered a motion to approve extension of building permit #7624 for Dustin Buchmann's garage/shop. Renner seconded. Motion carried. Building Permit #7624 will be extended for one year, expiring 8/23/2022.

Buchmann rejoined the meeting

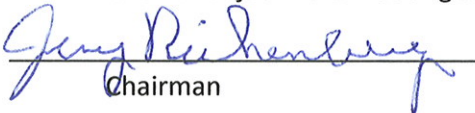
**P&Z Meeting Dates**

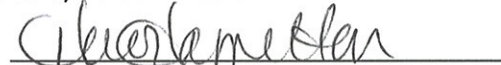
Members discussed briefly. Gazur entered a motion to continue meeting on the 2<sup>nd</sup> and 4<sup>th</sup> Monday at 5:00 PM. Buchmann seconded. Motion carried.

**Permit List Review**

Tabled

Gazur moved to adjourn the meeting at 5:38PM; seconded by Seibel. Motion carried.

  
Chairman

  
Secretary