

The Beulah Planning and Zoning Meeting of May 23, 2022 was called to order at 5:00 pm by Jerry Reichenberg at the Beulah City Hall.

Present: Jerry Reichenberg, Roger Gazur, Gary Miller, Dale Schwalbe, Dustin Buchmann

Absent: Chris Renner, Brock Seibel, Gerald Bieber

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

Motion was made by Gazur to approve the May 9, 2022 P&Z Meeting Minutes as presented. Buchmann seconded. Motion carried.

HEARING FOR CONDITIONAL USE PERMIT APPLICATION – MERCER COUNTY FAIR ASSOCIATION

A motion was made by Gazur to open the hearing. Buchmann seconded. Motion carried. Gazur entered a motion to approve the Conditional Use Permit. Buchmann seconded. Role call vote found all in favor; motion carried. The P&Z Commission will make a recommendation to City Council at the meeting on May 11, 2022. Gazur made a motion to close the hearing; seconded by Buchmann. Motion carried.

OLD BUSINESS

Stockwell Boarding Facility proposal

A memo was presented by Hamelton detailing research of similar properties given by Stockwell. Hamelton's conclusion is that there is no reason to believe that an increase in noise complaints will result from building an animal boarding facility near a residential area. Gazur entered a motion for P&Z to support the building of an animal boarding facility as presented by Stockwell. Buchmann seconded. Roll call vote found all in favor; motion carried.

Lueck/Baker Coffee Shop Building Permit Application

A plan drawing and building permit application was presented. Gazur entered a motion to table this agenda item until the next meeting, allowing the Lueck's to provide a drawing that includes the changes they plan to make for the transition to commercial use and ADA compliance. Seconded by Buchmann. Motion carried.

Foundation Detail Update

No update.

Attorney General Inquiry

No update.

P&Z Ordinance Text Revisions

There is currently a long list of changes that need to be made to the text of the Zoning Ordinance. These need to be ready to go, so that once a response is received from the AG, P&Z can move forward with the process. This could be divided up among the P&Z Commission members. The

Extra Territorial Zone is the biggest section that needs to be written. Watford City's code has been given as a possible example of how to proceed. The Comprehensive/Land Use Plan needs to be referenced during the process, as well as being reviewed for possible revisions.

P&Z Ordinance Enforcement Revision Review

No update.

Interstate Engineering revision of district zoning map

No update.

Truth Community Church Grading/Storm Drainage Issue

Two neighbors of the Truth Community Church have issued complaints in person at City Hall recently. The lot was re-graded last summer, and it has yet to be seeded. There has been an increase in water runoff into the neighbors' yards and may be responsible for new water seeping into neighboring basements and pooling in one driveway. Hamelton conducted an on-site visit with the City Engineer and Building Inspector. The property owner was notified, and he met with the City Engineer and Building Inspector at the church this afternoon. A plan for improved drainage was discussed, and erosion control will be forthcoming, including landscaping and seeding. Hamelton will follow this issue and report at the next meeting.

NEW BUSINESS

Variance Application for Fence – Permit #7949 – 719 Fair St SE

Hamelton discussed this fence permit with Sean Cheatley (City Council), Travis Frey (Mayor), and the City Attorney last week. The conclusion was that because the fence section of the Zoning Ordinance has not been officially adopted because of the process issues pending, this property owner would need to either apply for a variance or remove the fence as it has been installed to date and reinstall it with a 12" setback. The property owner opted to apply for a variance. Hamelton will put the process in motion for the variance application. Gazur entered a motion to approval the fence variance application. Schwalbe seconded.

Resolutions for New Plats

The Assistant City Attorney presented resolutions for the P&Z Commission to vote on. The members requested a revision of the last page to remove the requirement of a vote by P&Z to approve each of the four resolutions individually, as the individual plats have already been approved by P&Z at a prior meeting. There has been quite a bit of confusion surrounding the process for getting these plats and the amendment application approved and recorded. Gazur made a motion to have Hamelton will request a revision of the four resolutions to remove the current signature block on the forms and replace it with an approval date and two signature lines for the Planning & Zoning requirement. Schwalbe seconded.

MISC.

Letters will be sent to the new Sun Valley Builders Second Addition property owners reminding them to submit a Conditional Use Permit Application if they are planning to utilize those lots for

outdoor storage. The applications need to be submitted by June 10th to be included in the hearings, which are set for June 27 and July 13. The commission will not require parking pads on these properties for vehicle parking.

PERMIT LIST REVIEW

Motion by Gazur to approve all building permits on the list that have an open or closed (7949-7950, 7952-7956, 7958-7959, 7962 and 7964). Buchmann seconded. Motion carried.

Motion to adjourn by Gazur. Buchmann seconded. Motion carried. Meeting adjourned at 6:41 PM.


Chairperson


Secretary