

The Beulah Planning and Zoning meeting of October 19, 2021 was called to order at 6:32 pm by Jerry Reichenberg at Beulah City Hall.

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

Absent: Gerald Bieber, Brock Seibel

Also Present: Heidi Hamelton, Wyatt Hanson & Brandon Schirado, MDU

Gazur entered a motion to approve the September 27, 2021 Planning & Zoning Meeting minutes as presented. Buchmann seconded. Motion carried.

### **MDU Building Permit**

Two representatives from MDU presented to request approval of their building permit application submitted in August 2021 to build a shop/office building on a plat of land off of 7<sup>th</sup> Street NE that is currently in the process of being annexed into the City of Beulah. The capacity of the grease traps in the floor on the plans was questioned as it was not specified. The expectation is that they will be big enough to contain the oil from any vehicle that will be parked above them, which was estimated to be about 20 gallons. Gazur motioned to approve the building permit application #7855 with the requirement that they submit a cut sheet of the oil separator for their proposed grease traps. Schwalbe seconded. Roll call vote found all in favor. Motion carried.

MDU left the meeting.

### **OLD BUSINESS**

#### **Bornsen Home Update**

No updates

#### **Foundation Detail Update**

No updates. Hamelton will follow up with Interstate Engineering.

Gazur presented a memo regarding bathroom installation on a monolithic concrete slab. The memo was discussed, and the information contained within will be reviewed again when the zoning ordinance text is updated.

### **P&Z Zoning Map Revisions**

The Zoning Map Revisions were presented for review and approval. Gazur motioned to approve the list as presented with a minor wording change to #7 and to proceed with submitting an application for City Council approval. Renner seconded. Roll call vote found all in favor. Motion carried. Hamelton will prepare the necessary documents and initiate the process.

### **Zoning Map Amendment Application Draft**

The application form drafted by Hamelton was presented for approval. This form will be used to submit zoning map amendment requests to the city. Gazur motioned to approve the form as presented. Buchmann seconded. Motion carried.

**P&Z Ordinance Enforcement draft review**

No updates

**Concordia Lutheran Church – Parkway Drive update**

Hamelton presented two options for remedying the issue of Parkway Drive extending into the church's parking lot. The recommended option is to replat the property. This will be discussed further at the next P&Z meeting.

**Roof Project update**

The city engineer will be meeting with the contractor on this project this week to review the project and determine if there are any concerns that need to be dealt with. They currently do not have a building permit for this project, and all work has been stopped until the engineer's review is complete.

**HS Project**

A picture was presented to the commission showing a visible drainage pipe. Hamelton will check the plans to see if this pipe placement was in the original plans.

**NEW BUSINESS**

**Worm Casting Business**

A prospective buyer has approached the EDD about the possibility of using the large building on the Eagles property for a worm casting business, and there was a question about zoning/use as this type of business does not fit into any of the categories currently on the use table in the Zoning Ordinance. After discussion, the commission agreed that they did not see any issues with the property being used for this type of business, and the use table would be revised to allow this in C3, which is what this property is in the process of being rezoned to.

**Miscellaneous**

Gazur raised the idea of electric vehicle charging stations. The topic was discussed, and it was suggested this could be something to add when the Zoning Ordinance is updated.

**Permit List Review**

List presented for review. Highlighted permits on the list have not been issued yet. Gazur entered a motion to approve 7855 and 7885 through 7892. Buchmann seconded. Motion carried.

Gazur entered a motion to adjourn. Schwalbe seconded. Motion carried. Meeting adjourned at 7:40 PM.

  
Chairman

  
Secretary