

The Beulah Planning and Zoning meeting of October 25, 2021 was called to order at 5:10 pm by Jerry Reichenberg at Beulah City Hall.

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

Absent: Gerald Bieber, Chris Renner

Also Present: Heidi Hamelton, Beaver Brinkman, David Brouwer, David Just

Gazur requested an addition to the October 19, 2021 minutes in the first paragraph under MDU Building Permit. He would like to add the specific comments regarding the capacity of the grease traps that will be situated in the floor. Hamelton will make that change. Seibel entered a motion to approve the October 19, 2021 Planning & Zoning Meeting minutes as presented with the addition of Gazur's request. Gazur seconded. Motion carried.

OLD BUSINESS

Bornsen Home Update

Brinkman and Hamelton met with the City Attorney this morning. The attorney was authorized to increase the offer with no additional costs being incurred by the City of Beulah. If the property owner does not accept the offer, she will pursue seizure and demolition of the property.

Gazur Motion Document

Gazur presented a document containing three motions he would like to discuss before Brinkman has to leave the meeting. The motions are pertaining to two project that have been started and/or completed before a building permit has been issued. Motion #2 is for building permit #7861, 108 1st Ave SW, which has not been issued yet, for a pitched roof being built on top of a flat roof. It proposes a \$500 fine be issued to the property owner per Ordinance 420 Section 6.10 for violation of Ordinance 420, section 512(D), commencement of construction without a valid building permit. Motion #3 is also for building permit #7861, requesting that an engineering analysis be required on the project before a building permit is issued.

Dave Just and Dave Brouwer presented an explanation. Brinkman responded by disagreeing. After hearing the accounts, the commission determined there were quite a few miscommunications, and issuing a fine to this property owner would not be appropriate. Gazur withdrew motion #2.

Brinkman, Dave Just, and Dave Brouwer left the meeting.

Hamelton introduced implementing a contractor registry and revising fee policies to better hold contractors responsible for obtaining building permits. The members discussed how this might work.

Motion #1 on Gazur's presented document regarding the Black Sands Golf Course failing to get a building permit for recent construction done at the clubhouse was discussed.

Gazur made a motion that the building official contact the golf course to submit a building permit application by a date of the building official's choosing, with the penalty for non-compliance being a fine up to \$1000. Seibel seconded. Motion carried.

Gazur made a motion that the building official work with the applicants of building permit #7861 to provide an engineering analysis. If the analysis is not complete by a date of the building official's choosing, the applicants will be informed that they may be subject to a fine of up to \$1000. Schwalbe seconded. Motion carried.

Foundation Detail Update

No updates. Hamelton will follow up with Interstate Engineering.

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 street as a part of the City of Beulah property and sell it to Concordia Lutheran Church. Gazur motioned to recommend replatting the portion of Parkway Drive that runs under the church parking lot and selling it to Concordia Lutheran Church. Seibel seconded. Motion carried. Hamelton and Miller will present this to City Council.

High School Project

A picture was presented to the commission at the last meeting showing a visible drainage pipe. Hamelton spoke with the City Engineer, and was told that pipe is part of the original presented project plan.

Permit List Review

List presented for review. Highlighted permits on the list have not been issued yet. Gazur entered a motion to approve 7892 and 7893. Buchmann seconded. Motion carried.

Gazur entered a motion to adjourn. Schwalbe seconded. Motion carried. Meeting adjourned at 6:30 PM.


Chairman


Secretary