

The Beulah Planning and Zoning meeting of January 10, 2022 was called to order at 5:02 pm by Jerry Reichenberg at Beulah City Hall.

Present: Jerry Reichenberg, Dale Schwalbe, Gerald Bieber, Gary Miller, Dustin Buchmann, Chris Renner, Brock Seibel, Roger Gazur (5:06 pm)

Also Present: Heidi Hamelton, Beaver Brinkman

Schwalbe entered a motion to approve the December 13, 2021 P&Z meeting minutes as presented. Renner seconded. Motion carried.

OLD BUSINESS

Bornsen Home Update

The City Attorney is having trouble locating Mr. Bornsen to make an offer on the mobile home. Miller expressed frustration with the length of time it is taking legal to take care of this specific issue.

Foundation Detail Update

No update.

P&Z Ordinance Enforcement draft review

No update.

Pitched Roof Project

No update. The deadline for the engineering analysis is February 1, 2022.

Gazur presented a clarification letter he sent to Charlie Hankins by email on 1/3/2022 regarding the pitched roof installation at 108 1st Ave SW. He also included two pages printed from Bismarck's website that listed building and design criteria specific to code enforcement, IRC Climatic and Geographic Design Criteria, and IRC Energy Efficiency Building Thermal Envelope requirements. Gazur would like to consider adding something like this to our website or P&Z Ordinance when it is revised to help contractors and homeowners. A study has to be done to determine snow loads in Beulah.

Contractor Registry Update

Tabled until next meeting. Hamelton will send out documents again.

Sunrise Studios (Parkway Drive) Condemnation

The City Attorney mailed a Notice of Inspection 1/4/2022 with a contact deadline of 1/17/2022. Brinkman mentioned we do have someone interested in purchasing that building, and Orange Property Management has been made known.

Fairwinds Apartments (7th St NW) Violation letter

No response was received by the 1/3/2022 deadline. The commission agreed that this matter should be turned over to the City Attorney.

The first reading of Ordinance 442 for the Beulah Zoning District Map Amendments will take place at the City Council meeting on 1/13/2022.

NEW BUSINESS

Sign Permit Application and Variance Request

Lignite Tire has submitted a Variance Request and a Building Permit Application to place a sign on the west border of their property facing Hwy 49. The sign cabinet would be 72 SF, which requires a variance, as the ordinance states a maximum size of 50 SF. The hardship presented is the topography of their property and the surrounding property relative to Hwy 49. The cabinet needs to be larger in order to be visible above the trees in the ravine between their property and Hwy 49. The height of the sign will be approximately 20 feet. The variance request is not complete as of yet; they still need to notify and obtain signatures of approval from all neighbors within 300 feet of their property. The building permit and variance will be officially presented when these signatures have been obtained.

Old Nursing Home

Brinkman would like to discuss the possibility of utilizing the newer NW portion of the old nursing home for a new library space and a daycare. This would save the city money on demo costs and would be a great re-use for this structure. A library would be conditional use and a daycare would be permitted with restrictions in this zoning district, which is R3. Brinkman will be putting together a potential rendering to bring in front of the library board because they are struggling to see how repurposing this building would be of benefit to them. The west side is all steel with pan decking. Once it is gutted, there won't be much required as far as plumbing and electrical. That newer section would be around 20,000 SF. The current library is 14,000-16,000 SF. Everything to the east and the south would then be used for parking. The heating and cooling are by rooftop. Gazur expressed concern regarding the city competing with other daycare providers in the area. If a provider were to approach the city asking for help finding a larger space for a daycare, that would be considered acceptable as opposed to the city setting up a daycare to compete with others in the area. There has been interest expressed by a daycare provider in the area. There is a high need for daycare in Beulah right now. Gazur shared that anytime we can reuse a structure, it is a positive thing. The cost for new construction is very high right now. There are library grants available.

Building Permit List Review

Gazur entered a motion to approve building permits 7904 and 7905 as presented. Gazur requested a plan drawing for permit 7905 as soon as possible. Schwalbe seconded. Motion carried.

Gazur made a motion to adjourn at 5:35 PM. Seibel seconded. Motion carried, meeting adjourned.


Chairperson


Secretary