

The Beulah Planning and Zoning Meeting of June 27, 2022 was called to order at 5:00 pm by Dale Schwalbe at the Beulah City Hall.

Present: Dale Schwalbe, Roger Gazur, Gerald Bieber, Gary Miller, Brock Seibel, Chris Renner

Absent: Dustin Buchmann

Also Present: Heidi Hamelton, Assessor; Beaver Brinkman, Economic Development; Austin Clarys, Western Steel; Matt Clarys, Western Steel; Kevin Kalvoda, Interstate Engineering; Eric Mattheis

Gazur entered a motion to table approval of June 13, 2022 P&Z Meeting minutes and Special meeting minutes from June 16, 2022 and June 20, 2022. Bieber seconded. Motion carried.

CONDITIONAL USE PERMIT HEARING – SUN VALLEY BUILDERS SECOND

A list of the property owners requesting conditional use permits for outdoor storage along with the proposed conditions was distributed and discussed. Gazur entered a motion to approve the conditional use permit applications as presented and make a recommendation in favor to the City Council. Renner seconded. Roll call vote finds all in favor. Motion carried.

OLD BUSINESS

Kessler Storage Building Permit Application #7978

Austin with Western Steel presented the following documents for review:

1. A revised site footprint for the current building project being applied for with elevations, drainage slope, and a firewall identified.
2. A request for waiver of ADA, restroom, and foundation frost protection requirements.
3. Plans that are stamped and signed.

The waiver will need to be signed by the property owner in order to be valid. Gazur entered a motion to approve building permit #7978 with the caveat that the property owner signs the waiver request form. Renner seconded. Roll call vote finds all in favor. Motion carried.

Foundation Detail Update

Hamelton discussed the need for this detail with Interstate Engineering, and they were in agreement that this policy needs to be updated and amended sooner rather than later.

Attorney General Inquiry

The City Council approved moving forward with resubmitting the inquiry as requested by the Attorney General's office. They also approved P&Z moving forward with any text amendments that need to be made in the meantime using a process similar to what was used for the district zoning map amendments.

P&Z Ordinance Enforcement Revision Review

No update.

Interstate Engineering revision of district zoning map

The map is complete and being reviewed by Hamelton for accuracy. Interstate is also working on a GIS map that we can link to the city website and utilize with the iWorQ program.

Truth Community Church Grading/Storm Drainage Issue

The weeds have been taken care of, and landscaping has been started. There were neighbor complaints of dust blowing from the dry dirt into their homes, and their comments were shared with Mr. Woods. There is still an issue with drainage where the swale hits the sidewalk on the east side.

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

City Council denied this variance application. The property owner will need to either move the fence posts back twelve inches from the property line or remove the posts altogether. Hamelton will get with the property owner to discuss their options. The property owner is expected to be out of town for another 4-6 months presently.

Zoning Ordinance Text Amendments

Hamelton presented a draft application for commission review and discussion. The group requested the addition of a three-week deadline for legal review before the hearings are scheduled. The current list of text amendments that need to be done was read aloud and discussed. Hamelton will revise the draft and present it at the next meeting.

NEW BUSINESS

Schwalbe asked if there was an ordinance addressing signage related to political campaigns and when they needed to be removed. Hamelton and Brinkman will look into this.

A fence that had been erected around a utility pad was discussed. Roughrider was contacted for their policy, and a representative from their Dickinson office responded that it would not be allowed. A letter was sent to the property owner, and the fence was removed. This property owner contacted the Roughrider office in Hazen and was told that they would approve the fence. The property owner came in and visited with Hamelton and filled out a permit application to re-erect the fence. It was discussed how to handle this type of fence going forward. Policies need to be obtained and reviewed from local utility companies.

It was questioned whether there is money in the budget for one of more members of P&Z to go to the League of Cities Conference in September.

PERMIT LIST REVIEW

The list of new building permits was reviewed and discussed. Renner entered a motion to approve the building permit list as presented. Bieber seconded. Motion carried.

Motion to adjourn by Seibel. Gazur seconded. Motion carried. Meeting adjourned at 6:50 PM.



Chairperson



Secretary