

The Beulah Planning and Zoning meeting of November 22, 2021 was called to order at 5:03 pm by Jerry Reichenberg at Beulah City Hall.

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

Absent: Dustin Buchmann

Also Present: Heidi Hamelton, Beaver Brinkman, Donald J Wolf, Tracy Mellmer, Wes Gunsch, Vern Muscha, Phillip Voeller

Gazur entered a motion to approve the November 8, 2021 P&Z meeting minutes as presented. Seibel seconded. Motion carried.

HEARING FOR ZONING DISTRICT MAP AMENDMENT APPLICATION

The hearing was opened at 5:05. Hamelton presented and read through the application. No protests were received. All questions and concerns from the public were addressed. The next hearing for this application will be in front of the City Council on December 8, 2021 at 6:00 PM at the City Hall. Gazur entered a motion to close the hearing at 5:37 PM. Renner seconded. Motion carried, and the hearing was closed.

OLD BUSINESS

Bornsen Home Update

No update

Foundation Detail Update

No update.

P&Z Ordinance Enforcement draft review

No update.

Building Permit/Project Updates

Pitched Roof Project

Options were presented for engineering analysis. Gazur entered a motion to require the property owner to have an acceptable engineering analysis done to evaluate the ability of the existing structure to support the additional load of the new pitched roof, at the property owner's expense, before a building permit will be issued, using the engineering firm of their choice. Renner seconded. Motion carried. Hamelton will draft a new memo stating this requirement and the deadline for compliance.

A Building Permit Application for the Beulah Municipal Golf Course/Black Sands Golf Course was received, and a building permit has been issued for the work that was completed this summer.

A building permit list has been uploaded to the website. Currently it only lists 2021 permits issued, but the plan is to expand that listing to include 2015-present. This list will be updated every two weeks after the P&Z Meetings.

Contractor Registry Update

Hamelton presented drafts of a contractor letter, registration form, proposed fee schedule changes, and building permit fact sheet for commission review.

Misc. Old Business Discussion

The south apartment building on Parkway Drive has still not remedied the violations previously brought to their attention, including the collapsed roof on the NE corner of the building. The commission would like to pursue inspection and possible condemnation of this building through the city attorney. Hamelton will look into this.

A buried propane tank was installed in 2020 under building permit #7664. It was asked whether they were required to paint the bollards yellow and fill them with concrete. Hamelton will research this and report back at the next meeting.

The visible drainpipe at the SE corner of the high school project was brought up again, and it was clarified that the pipe will drain under the sidewalk, not onto it.

NEW BUSINESS

Renner applied to serve on the P&Z Commission for another 5-year term. There are currently no other applications. Gazur entered a motion to recommend Renner to the City Council for another 5-year term. Seibel seconded. Motion carried. Miller will present the recommendation at the next City Council meeting.

MDU is planning to remove the current substation on 7th Street NE and replace it with a new substation and a small control building. After discussion, the commission determined that a building permit would be required for both the substation and the control building.


Brinkman asked commission's opinion on whether a business is allowed to purchase a hotel/motel or an apartment building and use it for workforce housing. There is nothing in the ordinance stating this would not be allowed.

Hamelton raised the issue of a large area on the NW side of town, just east of the AmericInn, that is currently zoned C2 and contains multiple structures with nonconforming uses. This includes the nursing home, three churches, and several single family and multi-family residences. After discussion, it was determined that the commission would need to revise the definition of Zoning District C2 in the Zoning Ordinance. There are other areas of town, along Highway 49 and County 21 that have this same zoning issue. This will be added to the action item list to be addressed when amending the ordinance, along with reviewing the definitions page.

Building Permit List Review

Gazur entered a motion to approve building permits 7884 and 7898 through 7901 as presented. Schwalbe seconded. Motion carried.

Gazur made a motion to adjourn at 6:37 PM. Seibel seconded. Motion carried, meeting adjourned.


Chairperson


Secretary