

The Beulah Planning and Zoning meeting of December 13, 2021 was called to order at 5:00 pm by Jerry Reichenberg at Beulah City Hall.

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

Absent: Brock Seibel

Also Present: Heidi Hamelton, Beaver Brinkman

Renner entered a motion to approve the November 22, 2021 P&Z meeting minutes as presented. Schwalbe seconded. Motion carried.

## **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**

The property owner hired CW Engineering to perform a preliminary site visit to address the concerns we presented to them in the memo. This preliminary site visit was conducted on December 8, 2021, and a report will be forthcoming.

Jamey Backus called regarding continuing construction on a shop building per building permit #7686, which was issued 8/17/2020. He was told his permit expired in August 2021, and he would need to apply for an extension to continue work.

### **Contractor Registry Update**

Tabled until next meeting

### **Parkway Drive Apartments Condemnation**

The dilapidated state of the south apartment building was brought up at the City Council meeting on December 8, 2021, and the City Attorney will start the process with notification. Pictures have been provided to the attorney. The property owner currently owes taxes on this parcel for 2019, 2020, and 2021 in the amount of approximately \$19,585.

The Fairwinds Apartments also have an issue with their roof, and a resident has recently filed a complaint regarding debris blowing off the roof into her yard. A violation notification letter will be sent to them this week along with the picture that was taken. Property taxes are current for this parcel.

### **WRT Buried Propane Tank**

Hamelton contacted WRT, and they installed yellow bollard covers. The concrete contractor did not finish the concrete work, and they have been unable to contact him to complete the project. They will see if they can find someone to pick up where he left off.

### **Worm Farm Business**

Brinkman asked the P&Z Commission to verify that they are comfortable with him moving forward to help get this business going in the old Eagles building even though the use is not specifically allowed at this time in Zoning District C-3. The commission agreed that they are comfortable with the business venture moving forward, and the zoning issue will be addressed when amendments are requested to the zoning ordinance text.

### **NEW BUSINESS**

Hamelton reviewed the City Council hearing for the Zoning District Map Amendment Application. The application was approved by the City Council. There will need to be two readings of the ordinance once it has been prepared by the City Attorney.

Gazur addressed inconsistency with the format of meeting minutes. The Century Code only requires a record of business transacted. Gazur would like to see a better balance between Century Code and full dictation. If somebody states a position or facts, this should be identified in the minutes so it can be referenced later if necessary.

Gazur raised a question regarding variances, referencing a Bismarck Board of Adjustment meeting he observed. In Misty Waters they had a home being built right up to a LOMA line. The foundation was built according to the first survey done. A second surveyor was called in, and they determined that there was 3 ft of encroachment. A third surveyor found 7 ft of encroachment. The contractor requested a variance of the board so they wouldn't have the high cost of tearing everything up and starting over, and it was denied on the basis that financial outlay is not a financial hardship. The members discussed this situation and the interesting circumstances involved.

Hamelton presented a building permit notice flyer for review as an option to run in the paper and online before the 2022 building season.


Mark Lauer would like to know the possibility of putting up a 12x20 Quonset without a foundation on the NE corner of his property this spring to store an old truck. Gazur would like to know whether it would be a canvas or metal structure. Another question raised was, based on the construction material, whether it would be considered a permanent or temporary structure. Hamelton will request more information from the property owner.

**Building Permit List Review**

Gazur entered a motion to approve building permits 7902 and 7903 as presented. Renner seconded. Motion carried.

The commission agreed to have the regularly scheduled meeting on December 27, 2021 unless decided otherwise closer to that date.

Gazur made a motion to adjourn at 5:37 PM. Schwalbe seconded. Motion carried, meeting adjourned.

  
Chairperson

  
Secretary

