

**The Beulah Planning and Zoning Meeting of September 11, 2023 was called to order at 5:00 pm by Dale Schwalbe at the Beulah City Hall.**

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

Absent: Dustin Buchmann, Ryan Tolosky

Also Present: Beaver Brinkman, Economic Development; Heidi Hamelton, Building Official; Roger Gazur, Ben & Julie Lenzen

Motion to approve August 14, 2023 and August 28, 2023 meeting minutes made by Seibel. Renner seconded. Roll call vote found all in favor. Motion carried.

**OLD BUSINESS**

**Ordinance 412 Revision**

Nothing new.

**Dilapidated building update**

Still collecting bids for asbestos removal for the 700 Parkway structure. No communication has been received from the property owner or their attorney.

A Notice of Inspection was mailed and emailed to the 408 W. Main property owner last Thursday. Hamelton spoke with the property owner Thursday afternoon asking if he is able to bury the concrete basement/foundation because of the exorbitant amount to remove it. There is not currently any direction in the ordinance on this subject. Other demolitions have been performed in town where the concrete has been buried.

Options for removing the burned-out trailer on 1<sup>st</sup> Ave NW were discussed as well, including the ND Abandoned Auto Program.

**City project update**

The second round of survey letters will be going out soon.

**Accessory Structure Heights**

The commissioners discussed issues and goals related to reviewing allowed structure heights. Structure height is measured from grade to peak.

**Other Old Business**

Gazur did some research and determined that the P&Z Commission does not have an empty seat to fill; there are currently 5 members, and the ordinance lines out a 5-member commission. Gazur drafted a letter withdrawing his application to be appointed as a member of the P&Z Commission and it was presented before City Council on 9/6. The posted opening was removed from the city website.

**PUBLIC INPUT**

Ben and Julie Lenzen entered the meeting after the formal public input section of the agenda, and Seibel asked if they would like to speak before the commission moved onto new business.

The Lenzen's hold a demolition permit for a house on their property located on W. Main Street. The demolition permit expires 9/13, and they are reporting the demolition will not be complete as of this date. His plans have changed, and he will be demolishing the entire structure, not just the house portion. Lenzen plans to remove the basement concrete before filling the hole.

Seibel made a motion to extend the demolition permit 45 days to expire October 31, 2023. Renner seconded. Roll call vote found all in favor. Motion carried.

**NEW BUSINESS**

**BUILDING PERMITS**

Building permit 8246, Farmers Union/Cenex carwash, was discussed relating to the floor drain and whether a separator would be utilized. Hamelton was asked to verify it will not be drained into the city sewer system.

Seibel made a motion to approve the building permit list as presented. Renner seconded the motion. Roll call vote found all in favor. Motion carried.

Seibel made a motion to adjourn the meeting. Bieber seconded. All in favor. Meeting adjourned at 6:10 PM.

  
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Chairperson

  
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Secretary