

The Beulah Planning and Zoning Meeting of November 13, 2023 was called to order at 5:00 pm by Dale Schwalbe at the Beulah City Hall.

Present: Dale Schwalbe, Brock Seibel, Dustin Buchmann, Gerald Bieber, Gary Miller

Absent: Heidi Hamelton, Building Official; Chris Renner, Ryan Tolosky

Also Present: Beaver Brinkman, Economic Development; Scott Battest

Motion to approve October 23, 2023 meeting minutes made by Seibel. Bieber seconded. Roll call vote found all in favor. Motion carried.

PUBLIC INPUT

Scott Battest was given the floor. He would like to develop his lot at 453 Keller Drive with a 72'x60' stick built personal shop. He has had the pins verified by Interstate Engineering. The front setback will be 25'. The lot is irregular but will fit within the setback guidelines for the zone. A bathroom is planned, but will be placed on an inside wall, and he would like to do a 24" thickened edge slab foundation. He is questioning whether he will need a frost wall or a sleeve for the plumbing. Construction would begin spring 2024. Battest believes there are other shops in the development that were built with 18" thickened edge slab foundations and plumbing. Reasons for the extra precautions surrounding plumbing were discussed; if the building were to shift, the concern is the plumbing could disconnect or break. Another option would be to just install columns where the plumbing penetrates the ground. The building would have two 14' doors with a floor drain in-between the bays and tied into city sewer. A separator would be required. Battest has not submitted a building permit application yet, and this would be required in order to formally review and approve the project. Battest left the meeting.

OLD BUSINESS

Ordinance 412 Revision

Nothing new.

Dilapidated building update

The building on West Main Street should be completely removed by the end of next week. The wood floor is out, and the foundation is in the process of being removed and backfilled. The yard with the burned trailer to be removed has been cleaned up and we are still looking for a contractor that is willing to participate in the ND Abandoned Auto Program to remove the mobile home. There is a real estate broker out of Bismarck that has been asking questions about the condemned apartment building on Parkway Drive owned by Aalton Real Estate as if he is seeking to buy the property. The plan would be to rebuild Airbnb units after demolition.

City Projects Update

Talon is able to proceed with the permitting process for a nickel processing plant in Mercer County. The roof was replaced on a Main Street building owned by Losson Leonard. The bank remodel includes installation of a gabled roof on top of the flat roof, and there were engineered plans provided with the building permit application.

P&Z Action Items

Tabled until next meeting.

NEW BUSINESS

Nash Proposal

Amy Nash would like to develop the property they purchased earlier this year to the west of Bronson's repurposing four grain silos for retail/commercial use. Some example pictures and a short video were shared for visual reference. She would like the commission's thoughts before she proceeds with obtaining the structures and moving forward with plans for the project. ADA bathrooms would be required, which could be an issue due to the small size of the structure and the unique shape. The commission is also concerned about parking and aesthetics of this type of building in this specific location. Engineering would be required due to using these structures for something other than the intended use. A building permit application would need to be submitted before a more formal review could be carried out.

BUILDING PERMITS

Permit Updates

The Cenex remodel plans were reviewed by the Building Inspector and the ND Fire Marshal before the building permit was approved.

Buchmann made a motion to approve the building permit list as presented. Seibel 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 5:46 PM.


Chairperson


Secretary