

The Beulah Planning and Zoning meeting of July 12, 2021 was called to order at 5:00 pm by Jerry Reichenberg at Beulah City Hall.

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

Absent:

Also Present: Beaver Brinkman, Heidi Hamelton, Jarann Johnson

Gazur entered a motion to approve the June 28, 2021 Planning & Zoning Meeting minutes; seconded by Schwalbe. Motion carried.

Miller clarified original intent of the Beautification Committee and the violation letters that were sent out by Solem Law. He does not believe the actions of the Beautification Committee is P&Z related, and questions or concerns should be brought before the City Council. Miller believes the letters should come from City Hall instead of the law office in the future, along with an additional paragraph regarding possible assistance being available for cleanup if necessary.

OLD BUSINESS

Bornsen Home Update

Appraisal should be received by the end of the first week in August.

Foundation Detail Update

The City Engineer will collaborate with Gazur on Wednesday to draft a document.

Dave Whipps – Nite Owl/Timeless Tattoos update

Barricade between tattoo shop and adjacent building will be installed by the end of this week.

Mike Woods Project

Woods sent an email requesting an extension for his building permit. Discussion ensued. Motion entered by Renner to approve the extension pursuant to the two delinquent inspections being performed. Schwalbe seconded. Gazur, Renner, Bieber, Miller, Buchmann, Schwalbe in favor, Seibel opposed. Motion carried.

Ben Lenzen Project

No updates

P&Z Ordinance and Zoning Map Revisions List

The list was reviewed and discussed. Clarification is needed in the ordinance for use/zoning of mobile homes, manufactured homes, and modular homes. Brinkman and Hamelton will research and present at the next meeting. A question was raised about responsibility for property lines and making sure property pins are in place when transferring ownership. The ordinance states the homeowner is responsible for locating property pins and verifying property lines.

Process for Amendments and Revisions to Existing P&Z Ordinance

The revised draft and application form was reviewed and discussed. Will be voted on next meeting.

P&Z Ordinance Enforcement revision review

The revised draft was reviewed and discussed. Brinkman suggested adding verbiage regarding penalties for repeat offenders. Hamelton will research and discuss with Chief Senn, and revise for presentation at the next meeting.

ADA Compliance Draft

The revised draft was reviewed and discussed. Will be revised and voted on next meeting.

Building Permit FAQ's

Members discussed differences between the document and the ordinance. There seems to be some confusion still about whether a building permit is needed for minor maintenance (replacing a few deck boards). Possible revisions to the ordinance may be necessary for clarification and consistency. Distribution of this document is on hold until clarified.

Building Permit Extensions

The draft was reviewed and discussed. Will be revised and voted on next meeting.

NEW BUSINESS

Dilapidated Buildings

Miller and Reichenberg conducted a survey and identified 12 properties with either homes or accessory buildings that they believe need to be repaired or replaced due to structural issues and poor condition. Pictures were presented and discussed. Commission requested Hamelton send violation notification letters to the property owners requesting inspection and/or abatement.

Dog Park

Beulah Parks and Recreation received support from the City Council to construct a dog park previously. They would like to move forward, and will be instructed to fill out a building permit application with the plan for review.

Truth Community Church parking revision project

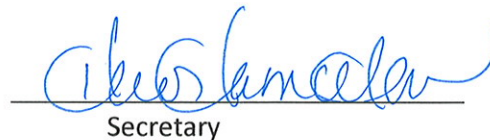
Michael Woods and Charlie Hankins presented a project to Brinkman and Hamelton to change the parking for the church at 220 3rd Street NW from parallel to diagonal, along with restructuring the corner curb to be ADA compliant. After discussion, it was agreed that this needs to be presented to City Council and approved before it comes to P&Z.

Approval of Permits 7811-7817

Gazur moved approval of Permits 7811-7817; seconded by Schwalbe. Motion carried

Gazur moved to adjourn the meeting at 6:50 PM; seconded by Seibel. Motion carried.


Chairman


Secretary