

The Beulah Planning and Zoning meeting of August 9, 2021 was called to order at 5:00 pm by Jerry Reichenberg at Beulah City Hall.

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

Absent: Gary Miller

Also Present: Beaver Brinkman, Heidi Hamelton, Brandon Schirado

Renner entered a motion to approve the July 26, 2021 Planning & Zoning Meeting minutes; seconded by Gazur. Motion carried.

MDU Project – Brandon Schirado

MDU would like to put up a pre-engineered building next to their substation on 7th Street NE. This building will function as an office space for on-site employees, with two offices, a restroom, and two vehicle bays. Morton is the building engineer, and has been using a different type of footing than is usually allowed in Beulah. The footing diagram was discussed by commission members. MDU is in the processing of requesting annexation and rezoning for this property, and will submit a completed application at that time for formal review. A floorplan was requested, along with whether the building would be required to have a sprinkler system. This information will be provided to Hamelton and presented for plan review. Brandon left the meeting.

Bornsen Home Update

Brinkman is expecting the appraisals this week. The asbestos sampling was completed, and no asbestos was found.

Foundation Detail Update

No update

Mike Woods Projects

Home Shop/Garage – The required inspections were completed and an extension to his building permit was granted through 7/27/2022. It was also found that his original permit application including the building of a fence, but this was left out on the approved permit. A memo will be drafted and attached to the original permit to allow for the fence currently under construction.

Truth Community Church Parking – No update

P&Z Ordinance and Zoning Map Revisions List

Definitions for Mobile Home, Manufactured Home, Modular Home were provided by Hamelton and reviewed by the members. The definitions need to be updated in the ordinance and the Zoning uses updated to allow for modular homes in the proper zoning districts.

P&Z Ordinance Enforcement clarification

No update

Building Permit Extension Draft

The draft was reviewed. Dustin Buchmann motioned for the form to be accepted as drafted. Seibel seconded. Two in favor. One opposed. Three abstained. Motion carried.

Renner left the meeting

Dilapidated Buildings

No updates.

Ben Lenzen – Vacant building on Main Street

Lenzen’s plan for this building is determinant on whether he’s allowed to build a garage on 6th Ave NW next to his four-plex. The current state of this house and the attached garage were discussed.

Ben Lenzen – 6th Ave NW Project

Spreadsheet for PUD/Villas and map presented and discussed. The commission agreed that the existing PUD on 6th Ave NW needs to be changed to R3, and it will be added to the list of Zoning Map Revisions that need to be submitted. Gazur also stated that he would support allowing Lenzen to start plans to build a garage on the property next to his four-plex according to R3 use and requirements, beginning with submitting a building permit application.

NEW BUSINESS

P&Z Meeting Dates

Members discussed briefly, but would like to postpone discussion for next meeting.

IBC Digital Codes

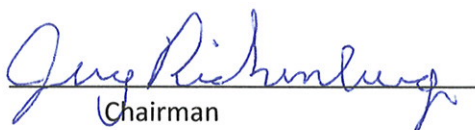
Members discussed options and features available for digital code access through ICC. The cost for premium access would be \$650 annually. This information and other possible options will be reviewed and discussed again at the next meeting.

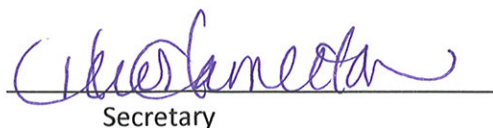
Beaver handed out a proposal for selling city lots as an FYI for P&Z members.

Approval of Permits 7828-7839

The list of permits was discussed. Gazur moved approval of Permits 7828-7839; seconded by Schwalbe. Motion carried.

Gazur moved to adjourn the meeting at 6:05 PM; seconded by Schwalbe. Motion carried.


Chairman


Secretary