

The Beulah Planning and Zoning Meeting of August 14, 2023 was called to order at 5:05 pm by Dale Schwalbe at the Beulah City Hall.

Present: Dale Schwalbe, Ryan Tolosky, Brock Seibel, Gary Miller, Gerald Bieber

Absent: Chris Renner, Dustin Buchmann

Also Present: Beaver Brinkman, Economic Development; Roger Gazur, Ben Lenzen

Motion to table approval of July 24, 2023 meeting minutes until the next meeting made by Seibel. Bieber seconded. Roll call vote found all in favor.

PUBLIC INPUT

Ben Lenzen presented discussion about the house he is in the process of taking down on west Main Street. Two drawings were presented: one to represent the existing foundation and structure and the other to represent the proposed configuration for remodel of the garage after demolition. His intentions with the remaining structure were discussed. The current demolition permit expires September 13th. He is seeking approval from the commission to proceed with demolition of the structure as it's laid out on drawings he presented. There is not a current active building permit for the remodel; approval of the extension on that permit was tabled by the commission pending completion of the demolition permit. Lenzen is asking for permission to leave the basement intact and re-frame the west room to use that as an office space. Seibel reminded Lenzen that if he plans to change the use of the remaining structure to commercial it will have to have a bathroom. The commission recommended Lenzen present his new idea as a formal plan to the Building Official before the demolition permit expires.

OLD BUSINESS

Ordinance 412 Revision

Nothing new.

Dilapidated building update

There was a lengthy discussion about dilapidated buildings at the last City Council meeting. It was determined that Public Works would be able to demo both the apartment building on Parkway and 408 W. Main if necessary to save money. An asbestos survey and remediation will need to be done before the apartment building can be demolished. There is currently around \$48,000 remaining in the dilapidated building budget for 2023. The state has received the city's application to be licensed as a contractor to be reimbursed under the abandoned auto program. Once the application has been approved, we will be able to remove the Hodge trailer.

City project update

No updates

Electrical Memo

Gazur reviewed the memo draft previously presented by Brinkman and he has a couple concerns he is working through.

Accessory Structure Heights

Gazur stated that after driving through town, it would appear the current zoning allowances may be excessively generous.

NEW BUSINESS

BUILDING PERMITS

It was requested that a note be added to permit 8242 that the soil was not properly compacted or tested for compaction. Tolosky made a motion to approve the building permit list as presented. Bieber seconded the motion. Permits 8232 and 8242 approved pending clarification from Hamelton. Roll call vote found all in favor. Motion carried.

Tolosky made a motion to adjourn the meeting. Seibel seconded. All in favor. Meeting adjourned at 5:58 PM.



Chairperson



Secretary