

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

Present: Dale Schwalbe, Gerald Bieber, Ryan Tolosky, Dustin Buchmann, Chris Renner

Absent: Gary Miller

Also Present: Heidi Hamelton, Building Official; Beaver Brinkman, Economic Development (by phone); Roger Gazur

Renner entered a motion to approve the January 23, 2023 meeting minutes. Tolosky seconded. All in favor. Motion carried.

PUBLIC INPUT

Roger Gazur was given the floor. He proposes the Planning & Zoning Commission utilize him as a contracted consultant. He would be a resource working under the direction of the Building Official helping with research, document research, etc. It would include attending seminars and educational opportunities, with expenses being reimbursed and compensation for time at the same rate as the P&Z Commissioners and employment-at-will. Gazur is seeking a motion to confirm interest in him drafting a formal consultant proposal and sending it to Hamelton for review. Renner made a motion to have Gazur draft a formal proposal for review. Seibel asked what would happen when and if the vacant spot on the commission is filled, and it was discussed that it would be an at-will contract, able to be terminated at any point in time. There is currently no precedence for employing a P&Z Consultant. It would be a non-voting position. Seibel seconded the motion. Roll call vote found all in favor. Motion carried.

OLD BUSINESS

Ordinance 450 Text Amendment Discussion

The Assistant City Attorney did make the requested changes to the table of contents and page references. Hamelton did have some concerns with the format of the Text Amendment Ordinance. It should have listed the specific changes that were approved instead of referencing an updated copy of the Zoning Code. This will make it more difficult to track specific changes as had been previously discussed with the Assistant City Attorney. This topic will be addressed with the City Attorney's office at a later time.

Code Revisions/Action Items

An updated list of P&Z Action Items was distributed for review. Hamelton would like to get another text amendment application drafted.

Ordinance 412 Revision Discussion

A list of proposed revisions for Property Maintenance Ordinance 412 was distributed for review. This is one of the ordinances slated to be reviewed and revised by the City Attorney's Office, and P&Z Commission input should be part of that process. Many of these proposed revisions have been discussed at prior meetings. Hamelton requested the commission review and come prepared to discuss at the next meeting.

Dilapidated Buildings Update

No updates have been received from the City Attorney's office.

City Projects Update

The list of city projects for strategic planning is coming along well. No other updates.

Personal and Commercial Shops – Use Table

Hamelton questioned the lack of “shop” as an approved use in the table. Commercial shops can be identified by different commercial uses spelled out in the use table, but a personal shop built on a commercially zoned property is not identified. A personal shop on a residential property with a dwelling would be identified as an accessory building. A change in property use from personal to commercial would have to be certified by the electrician and plumber signing off on the project. Hamelton and Brinkman will look into the issue further.

NEW BUSINESS

Storage Facility Variance Application

LJK Properties, LLC has submitted an application for a variance to the buffer strip requirement for storage facilities mandated by the Zoning Ordinance. The hardship stated is a lack of water availability on the property in question. Gazur questioned whether this hardship meets the qualifications set forth in the ordinance as it is primarily an economic hardship, not a physical hardship. He believes that a more appropriate variance request would be to request installation of a privacy fence instead of a landscape buffer.

Other Business

A committee has been established by the City Council to address the possibility of allowing one to own chickens in town. Schwalbe questioned whether it should have been addressed by P&Z first. If an ordinance is recommended by the committee, one will be drafted, and it will be reviewed by P&Z at that time.

Hamelton is looking into possibly implementing regulations for short-term rentals as this is currently a fast-growing industry in Beulah.

BUILDING PERMITS FOR APPROVAL

Seibel made a motion to approve building permits 8117, 8119, and 8120 as presented. Buchmann seconded. Roll call vote found all in favor. Motion carried.

Renner requested the floor to discuss the February 8, 2023 City Council meeting where a vote of no confidence was entered for the mayor. Bieber seconded. Renner read a prepared statement regarding his desire to enter the same motion from the P&Z Commission. The commission discussed the motion. Roll call vote: Buchmann – nay; Seibel – abstain; Tolosky – nay; Bieber – nay; Renner – aye. Motion failed.

Motion to adjourn by Seibel. Renner seconded. All in favor. Motion carried. Meeting adjourned at 5:55 PM.



Chairperson



Secretary