

**The Beulah Planning and Zoning Meeting of June 12, 2023 was called to order at 5:04 pm by Dale Schwalbe at the Beulah City Hall.**

Present: Dale Schwalbe, Dustin Buchmann, Gerald Bieber, Brock Seibel, Ryan Tolosky

Absent: Gary Miller, Chris Renner

Also Present: Heidi Hamelton, Building Official; Roger Gazur

Buchmann entered a motion to approve the May 22, 2023 meeting minutes. Buchmann seconded. Roll call vote found all in favor. Motion carried.

**HEARING – CONDITIONAL USE PERMIT – BUCHMANN STORAGE UNIT**

Motion to open the hearing made by Seibel. Buchmann seconded. Roll call vote found all in favor. Hearing opened.

Hamelton presented the Conditional Use Building Permit Application. No plans are available for the storage building currently on the property. Presently, the property drains to the south end of the property onto an empty lot currently owned by Immanuel Baptist Church. Hamelton has verbal confirmation that IBC is okay with continuing this arrangement, and is waiting for a written statement as such, which will come after the next board meeting. The building is cold storage and a waiver request for the frost protection requirements has been submitted, along with a request to waive the requirement for an ADA accessible unit and a bathroom on-site. It was discussed that the waiver form that has been used needs some revisions before it is used for another permit. The frost-protection requirement is waived because the structure is unheated and has no plumbing penetrations. The restroom requirement is waived because the storage building will be unattended. The ADA requirement, which would essentially require a unit with an automatic door opener, is waived because there is currently no demand for ADA accessible storage units. If, in the future, such request is made, the property owner will be required to respond accordingly and bring the structure into compliance. A written statement from the property owner authorizing Western Steel Builders to act on their behalf in relation to this building permit application is required and will be requested straightaway. Electricity will be offered to renters. The application description needs to be changed to state the structure will be “similar” to the building currently on the property, not “identical.” Seibel entered a motion to approve the Conditional Use Permit application pending the letter from IBC, a letter from the property owner authorizing the contractor to represent him, and the description change. Tolosky seconded. Roll call vote found all in favor. Motion carried. Hamelton will present the commission’s recommendation at the City Council hearing on June 14, 2023.

Seibel entered a motion to close the hearing. Buchmann seconded. Roll call vote found all in favor. Hearing closed.

**OLD BUSINESS**

**Ordinance 412 Revision**

Nothing new.

### **Dilapidated building update**

Orange Property Management is still trying to find a licensed contractor to demo the garage and building for them. The Asst. City Attorney is drafting a letter to the property owner of 408 Main Street W. to address his questions regarding the validity of his deed. Hamelton is still working on trying to get the burned mobile home on 1<sup>st</sup> Ave SW set up for removal through the ND Abandoned Auto Program. In order for the city to be reimbursed for associated costs of removal, the contractor has to be a state licensed scrap metal processor.

### **City project update**

No updates.

### **Self-Storage Buffer Strip Proposal**

Hamelton presented a map showing the property owned by LJK Properties, LLC on the west side of New Energy Drive. The property owner has proposed a buffer strip comprised of 6-8 trees based on a recommendation from High Plains Concepts nursery. The original recommendation was for Green Ash trees, but because the city Tree Board is trying to diversify the city landscape due to possible future beetle infestation, Hamelton spoke with the nursery and the new recommendation is to plant Linden Oak. The commission requested a more detailed landscaping plan be presented at the next meeting.

### **Shed Foundations**

The commission discussed crushed gravel foundations that are recommended by shed manufacturers. The Zoning Ordinance currently requires sheds over 100 SF be anchored to a concrete slab. A text amendment application would have to be introduced in order to change the regulations.

### **NEW BUSINESS**

#### **Electrical Memo – Brinkman**

This has not been prepared yet.


### **BUILDING PERMITS**

Extensions have been requested for building permits 7989 (demolition) and 7988 (remodel). A motion was entered by Seibel to extend 7989 for 90 days with no guarantee of extension; if demo is not complete within 90 days, the condemnation process will be initiated. Buchmann seconded. Roll call vote found all in favor. Motion carried. Seibel entered a motion to table the extension of 7988 until 7989 is complete. Tolosky seconded. Roll call vote found all in favor. Motion carried.

Seibel made a motion to approve building permits 8159, 8164-8169, 8173-8187 as presented. Buchmann seconded the motion. Roll call vote found all in favor. Motion carried.

Buchmann made a motion to adjourn the meeting. Bieber seconded. All in favor. Meeting adjourned at 6:52 PM.

  
Chairperson

  
Secretary