

The Special Beulah Planning and Zoning meeting of March 25, 2021 was called to order at 5:26 pm by Jerry Reichenberg at Beulah City Hall.

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

Also Present: Beaver Brinkman

### **ALLOWANCE FOR SHEDS IN DESIGNATED SETBACK AREAS**

The current building ordinance does not provide for the placement of sheds in designated setback areas. It was allowed under the previous ordinance. There are a number of building permit applications for sheds that have been received and Brinkman questioned how to proceed going forward based upon the discrepancy and past practice.

Gazur noted that the previous ordinance provided for accessory buildings being allowed within three feet of the rear lot line. He would recommend expanding that to also provide for a setback three feet from a side lot not facing a road.


The size of the shed was discussed. Brinkman provided definitions for sheds (shall be no larger than 12' wide by 18' long) and accessory buildings. It was determined that by defining the structure as an accessory building there was no size limit other than how it factored into the total coverage of the lot. Detached sheds and garages would be included under the definition for accessory buildings.

Brinkman questioned if the addition would be noted as an exception under Ordinance 4.5.3. There was discussion regarding whether it was best to propose the exception as a resolution or an amendment to the ordinance. Gazur noted that it is his position a resolution cannot modify or change an ordinance but that adding something to it would be allowable. The Committee would like to avoid undertaking individual variance requests. There was thought that a resolution was the preferred method as it would provide a more timely and cost effective way to address the matter.

Gazur moved to direct [Brinkman] to draft up a resolution encompassing what [the Committee] discussed; and would like to have that resolution reviewed by the P & Z Committee before it gets passed on to City Council; second by Bieber. Motion carried.

Gazur made a motion seconded by Schwalbe to adjourn the meeting. Motion carried.

The meeting was adjourned at 5:50 pm.

  
Chairman

  
Secretary