

**The Beulah Planning and Zoning Meeting of May 22, 2023 was called to order at 5:10 pm by Dale Schwalbe at the Beulah City Hall.**

Present: Dale Schwalbe, Justin Buchmann, Gerald Bieber, Gary Miller, Ryan Tolosky (Zoom); Chris Renner

Absent: Brock Seibel

Also Present: Heidi Hamelton, Building Official; Beaver Brinkman, Economic Development; Alyssa Meier, Beulah Beacon (Zoom); Roger Gazur

Presence of a quorum was verified by Hamelton.

Bieber entered a motion to approve the April 24, 2023 meeting minutes. Buchmann seconded. Roll call vote found all in favor. Motion carried.

**HEARING – APPLICATION FOR TEXT AMENDMENT TO THE ZONING ORDINANCE**

Hamelton presented the application via PowerPoint. Modifications to application items 1 & 2 were offered and recommended by Hamelton.

Renner arrived at 5:25 PM.

Motion to approve the application with the suggested modifications for recommendation to the City Council made by Buchmann. Seconded by Bieber. Roll call vote found all in favor. Motion carried.

Buchmann made a motion to close the hearing. Bieber seconded. Roll call vote found all in favor. Motion carried.

Buchmann entered a motion to close the hearing. Bieber seconded. Roll call vote found all in favor. Motion carried.

**OLD BUSINESS**

**Ordinance 412 Revision**

Nothing new.

**Dilapidated building update**

A stipulation letter was sent to Aalton Real Estate/Orange Property Management for the south building of Sunrise Studios on Parkway Drive. The hearing has been continued to the July 12, 2023 City Council meeting to allow time for demolition. The apartments on 7<sup>th</sup> Street NW are continuing to update the inside for use as short-term rentals. The demolition of the garage with fire damage is planned, but they are having contractor issues. The mobile home on 1<sup>st</sup> Ave SW with fire damage will receive an order to abate from the Assistant City Attorney. This property also received a junk letter last week. The owner of 408 W. Main Street was contacted regarding demolition plans, and he raised a question that will need to be addressed by the Assistant City Attorney directly.

**City project update**

The Main Street Project is currently being value-engineered. No word on the NDSF grant yet.

**NEW BUSINESS**

**Electrical Memo – Brinkman**

This has not been prepared yet.

**Shed Foundations**

Questions have been asked recently about the necessity of a floating concrete slab foundation for shed installation. The Northland sheds that are displayed in front of the Ace Hardware building are designed specifically for placement on shed blocks or gravel with or without piers, but our current ordinance does not allow this type of foundation for buildings over 100 SF. The concern would be direct contact between wood and the ground. It was discussed that the best long-term choice for a shed foundation is a 4” floating slab. Cost was also discussed. Tolosky requested it be discussed again at the next meeting.

**Short-Term Rentals/AirBNB**

The number of short-term rentals in town is increasing and there are currently no regulations for these in the current Beulah ordinances. This type of business is treated almost like a hotel for tax purposes. The National League of Cities has developed a guide for regulating this industry, and Hamelton will distribute this to the commission.

**BUILDING PERMITS**

Renner made a motion to approve building permits 8139, 8142 through 8156, 8160, 8161, and 8163 as presented. Bieber seconded the motion. Roll call vote found all in favor. Motion carried.

Buchmann made a motion to adjourn the meeting. Renner seconded. All in favor. Meeting adjourned at 6:20 PM.

  
Chairperson

  
Secretary