

The Beulah Planning and Zoning Meeting of November 14, 2022 was called to order at 5:04 pm by Dale Schwalbe at the Beulah City Hall.

Present: Dale Schwalbe, Roger Gazur, Gary Miller, Brock Seibel, Gerald Bieber, Ryan Tolosky, Dustin Buchmann

Absent: Chris Renner

Also Present: Heidi Hamelton, Building Official; Beaver Brinkman, Economic Development; Bill Schmalfeldt, Beulah Beacon

Gazur entered a motion to approve the October 24, 2022 meeting minutes with a possible revision under the New Projects heading as discussed. Tolosky seconded. Roll call vote found all in favor. Motion carried.

OLD BUSINESS

IBC/State Code Adoption

Hamelton presented an ordinance draft for review and discussion. It was discussed where the code adoption language could be placed within the zoning ordinance. The last paragraph needs to clarify that waivers can only be issued for codes that the city administers. A separate section could be added for the code adoption and Beulah's specific additions and subtractions.

Fees by Resolution of City Council

Hamelton has been working on developing fees for some of the processes outlined in the zoning ordinance that require being set by resolution of the City Council. These fees need to be set to help the city recover costs associated with processing these specific applications. The hope is to have a resolution approved before the beginning of the new year.

Ordinance 412 Revision Discussion

The commission will continue to review and discuss possible changes for Ordinance 412, Property Maintenance. Hamelton raised the topic of possible clarification in the city ordinances regarding snow removal and placement obstructing traffic views of intersections. Currently, the only ordinance that would apply is the tree ordinance, which refers to "opaque" obstructions. The ordinance concerning blowing and throwing of snow only addresses moving snow into the street from private property or boulevards.

MISC Old Business

The City Council approved the Text Amendment Application presented by P&Z and had the first reading. The storage facility will need to apply for a variance to waive the buffer strip requirements and sign the permit conditions.

The apartment building on Parkway Drive has still not responded to the city's request to make repairs to the roof and interior damaged structure. Gazur plans to make a motion at the next meeting to proceed with legal action on this property. Miller is in agreement. Hamelton will make contact with the property manager again for updates.

Miller believes legal action should be taken on the blue house at 408 W. Main Street as well, as this structure was supposed to be taken down a few years ago.

NEW BUSINESS

Northern Lights Gymnastics Property

Northern Lights Gymnastics has been talking to Brinkman about expanding their building on 7th Street NE to the south. They have not applied for a building permit yet.

Contractor Licensing Requirements

Brinkman addressed requirements for contractor licensing specifically on commercial projects. Hamelton was unable to find anything in the IBC that states that any work on a commercial property must be done by a licensed contractor. There is a requirement that a licensed contractor must be used for any project that is valued at \$4000 or more. Any electrical or plumbing work for a commercial property must be done by a licensed electrician or plumber. Hamelton and Brinkman will continue to explore this topic.

Building Permit Extension Application – Gooss

Hamelton presented a Building Permit Extension Application for Jeff & Jennifer Gooss for their basement remodel. Gazur entered a motion to approve the permit extension. Buchmann seconded the motion. Roll call vote found all in favor. Motion carried.

Reschedule P&Z Meeting 12/26

Tolosky entered a motion to cancel the P&Z meeting that is scheduled for December 26, 2022. Buchmann seconded the motion. Roll call vote found four in favor, one opposed. Motion carried. The meeting will not be rescheduled.

Possible iPads for Purchase

The Beulah school district has some more iPad Air 2s for sale for \$80 each. A survey was sent out by email and five members expressed interest. For five iPads and cases, the cost would be around \$500. Gazur made a motion to approve purchase of five iPads from the school district. Tolosky seconded the motion. Roll call vote found all in favor. Motion carried.

MISC New Business

The Mercer Coalition will meet at 6:00 on December 15th at the Civic Center in Beulah. An email invite will be sent out.

Brinkman suggested adding a requirement for new building permits to designate a place for snow on the property. Gazur suggested maybe setting restrictions rather than designating a specific area.

Gazur questioned whether the official newspaper of the City of Beulah is still the Beulah Beacon after the recent election designated the Hazen Star as the official newspaper of Mercer County. It was discussed, and it will need to be verified.

The buildouts that have been proposed for the Main Street Project were discussed, especially concerning snow removal.

The Hodge family were sent a letter requiring the mobile home that has fire damage be removed by December 5th or the city will proceed with legal action.

PERMIT LIST REVIEW

Gazur entered a motion to approve the building permit list as presented. Buchmann seconded. Roll call vote found all in favor. Motion carried.

Ace Hardware has removed one of the Conex storage boxes from the property.

Motion to adjourn by Gazur. Bieber seconded. Roll call vote found all in favor. Motion carried. Meeting adjourned at 6:26 PM.



Chairperson



Secretary

