

The Beulah Planning and Zoning Meeting of November 28, 2022 was called to order at 5:00 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 November 14, 2022 meeting minutes with a minor revision as discussed. Tolosky seconded. All in favor. Motion carried. The revised minutes for October 24, 2022 were distributed.

OLD BUSINESS

IBC/State Code Adoption

Hamelton presented another ordinance draft for review and discussion. The last paragraph was revised per discussion at the last meeting. The new procedure for a text amendment to the zoning ordinance will be used to implement this addition. A list of other updates or changes that need to be made to the zoning ordinance will be produced and discussed at the next meeting for submission with the State Building Code adoption.

One item that needs to be added to the zoning ordinance is a procedure for moving/placing a mobile home on a lot.

Commission access to the codes that make up the State Building Code was discussed and Hamelton will provide access once it has been verified that the login access works.

Ordinance 412 Revision Discussion

The commission will continue to review and discuss possible changes for Ordinance 412, Property Maintenance. Hamelton will prepare a list of the changes and additions that have been discussed previously to present at the next meeting.

Contractor License Requirements

It was questioned at the last meeting whether contractors performing work on residential or commercial properties need to be licensed by the state. NDCC states that a contractor needs to be licensed for any project whose value is greater than \$4000. It does not specify residential or commercial. Brinkman believes there exists code stating that work on commercial properties needs to be performed by a licensed contractor. This would not include routine maintenance.

NEW BUSINESS

Dilapidated Buildings

408 W. MAIN ST

Hamelton compiled a timeline of events for this property as it relates to contact with the city and distributed it for discussion. There is money in the city budget for demolition if needed. Gazur entered a motion to have

Hamelton send a Notice of Violation letter to the property owner requesting contact within 14 days. Seibel seconded the motion. Roll call vote found all in favor. Motion carried.

700 PARKWAY DR

The NE corner unit in this apartment building (south building) has a large hole in the roof where it caved in approximately 3 years ago, along with extensive interior damage to more than one unit because of the roof collapse. There has been contact with this property owner in the form of a violation letter in January 2022. Since that contact, there has been some back and forth in the form of emails and phone conversations with the only abatement being a tarp being placed over the hole in the roof. There have been no specific plans for this building provided. The north building has undergone improvements and upgrades in the meantime. Because there was already Notice of Violation letter sent this year, the appropriate next step would be a letter from the City Attorney confirming the existence of violation(s) and requiring an inspection. It is anticipated that there would be desire to resolve the violations on the part of the property owner. Gazur entered a motion to proceed with the next step in the enforcement process. Seibel seconded the motion. Roll call vote found all in favor. Motion carried.

PERMIT LIST REVIEW

No permits have been issued or applications submitted since the previous meeting.

Motion to adjourn by Seibel. Gazur seconded. All in favor. Motion carried. Meeting adjourned at 6:00 PM.


Chairperson


Secretary