

The Beulah Planning and Zoning Meeting of October 10, 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

Absent: Chris Renner, Dustin Buchmann,

Also Present: Heidi Hamelton, Building Official; Beaver Brinkman, Economic Development

Gazur entered a motion to approve the September 12, 2022 meeting minutes as presented. Seibel seconded. Motion carried. Gazur requested a correction to the September 26, 2022 minutes: the meeting was called to order by Gazur, not Schwalbe. Seibel entered a motion to approve the September 26, 2022 meeting minutes with the requested change. Gazur seconded. Motion carried.

OLD BUSINESS

Extraterritorial Zone

A special meeting has been set up for Tuesday, August 11 at 4:00. Steve Bakken and three Watford City staff members will be in attendance both in person and by Zoom call. The meeting has been posted on the city website. It was suggested that it may be beneficial to invite Mercer County to attend.

IBC/State Code Adoption

Hamelton and Gazur continue to research how various other ND cities with different size populations have handled adoption of the state codes. Both will prepare some recommendations to be presented at the next meeting.

Fees by Resolution of City Council

Hamelton has requested typical legal costs for multiple zoning applications and processes from the City Attorney's office to help establish proposed fees to present to the City Council for approval.

Building Official vs Building Inspector

Gazur prepared a memo regarding Ordinance 412 and this designation issue that was distributed and discussed. The definition of a "public nuisance" in relation to stormwater drainage from private property was discussed. Seibel looked up NDCC 42-01-06, the state definition of "public nuisance." The discussion of Ordinance 412 will continue at the next meeting.

County Meeting

Brinkman set up a meeting to form a coalition between Mercer County and the cities that lie within the county. The meeting is scheduled for 6:00 PM on Tuesday, October 18 at the Civic Center. Representatives from Beulah, Hazen, Stanton, Zap, Golden Valley, and Pick City have been invited along with multiple representatives from Mercer County.

NEW BUSINESS

New Projects

Dana Rathjen has been fixing up his house at 416 1st Street NW, and part of this project including installation of solar panels on the garage addition. Hamelton was contacted by the solar panel contractor and the specs/plans were reviewed by the Building Inspector. The installation was approved and added to the permit.

Brinkman arrived at 5:27.

Misc. Business

There is a dead tree in front of 308 1st Street NW. A violation letter will be sent to the property owner.


The Assistant City Attorney sent Hamelton a proposed revision of the Text Amendment Process that was submitted as part of the Text Amendment Application. The goal was to clean it up without changing the process as presented. Gazur shared a few of his concerns, but as the other members of the commission have not had a chance to review it, it will be discussed at the hearing on October 24.

Permit List Review

Seibel entered a motion to approve the building permit list as presented. Gazur seconded. Motion carried.

Motion to adjourn by Gazur. Seibel seconded. Motion carried. Meeting adjourned at 6:04 PM.


Chairperson


Secretary