

The Beulah Planning and Zoning Meeting of September 26, 2022 was called to order at 5:39 pm by Roger Gazur at the Beulah City Hall.

Present: Roger Gazur, Gary Miller, Brock Seibel, Gerald Bieber, Ryan Tolosky

Absent: Chris Renner, Dustin Buchmann, Dale Schwalbe

Also Present: Heidi Hamelton, Building Official; Bill Schmalfeldt, Beulah Beacon

OLD BUSINESS

Foundation Detail Update

No update.

Truth Community Church Grading/Storm Drainage Issue

No contact was made with Mr. Woods last week. A letter will be drafted to the church regarding remediation for the drainage interruption on the east side of the property. There was also a letter sent to church last week regarding a parking dispute between the church and their neighbor to the north.

Extraterritorial Zone Meeting with Mercer County

Brinkman is not present to report. Hamelton brought up the Beulah Comprehensive Land Use Plan for the commission and it was discussed.

IBC/State Code Adoption

Will be discussed at next meeting.

Fees by Resolution of City Council

Hamelton and Brinkman will get with the City Attorney and develop a proposed fee schedule for these specific items to present to the commission.

City Council Updates

The Property Maintenance Ordinance needs to be reviewed more thoroughly to make sure there isn't anything other than the Building Inspector designation needs to be revised before requesting changes.

The City Council held a preliminary budget meeting on Thursday and most of the budget items requested by P&Z were removed. This includes the \$3500 for iPads, the \$75,000 for code review, \$100,000 transfer for the Dilapidated Building Fund. Hamelton and Brinkman are working on resources to bridge the funding gap to get some projects done next year. There is currently about \$3800 in the Dilapidated Building Fund, and there is expected to be a refund for the Bornsen property that will go into that fund as well.

NEW BUSINESS

Planning Commissioner Training Report

Hamelton, Gazur, and Tolosky recently attended a Planning Commissioner Training that was put on by the ND Planners Association in Bismarck. There was good information presented and discussion held.

Excavation Ordinance

There is not currently a separate excavation ordinance. The only place excavation is spelled out is in relation to excavation for water/sewer installation or repairs. There has been some confusion recently about when an excavation permit needs to be issued as they have been issued for other excavations in the past. This will be added to the P&Z Action List as a possible text amendment to the zoning ordinance.

New Projects

Peter & Monica Johner have demolished the shed on their property that was on the dilapidated buildings list last year. After doing so, the state of the yard to the north is much more visible. There are a few property maintenance violations and one building permit violation that will be addressed with a violation letter.

The Beulah High School submitted a building permit application to construct a pole building, and the only item that has not been submitted is a drawing showing where the PVC drains and plastic holding tank will be placed. Hamelton will issue that permit when the application is complete.

Misc. Business

A shed located at 301 3rd Ave SW has started shifting off the concrete slab and a complaint was filed by a neighbor. It appears there were either no anchors placed, or the anchors have failed. A violation letter will be sent.

The resident of 205 1st Avenue NW brought complaint again regarding runoff water from the neighboring property causing damage to her property. She has been told that this is a civil issue and not a Planning & Zoning issue. The property was pulled up on Google Earth and discussed.

It has been determined that the current 1-mile extraterritorial limit for the City of Beulah does not cross to the north side of ND200 because of the extraterritorial rules in the NDCC.

Permit List Review

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

Motion to adjourn by Seibel. Bieber seconded. Motion carried. Meeting adjourned at 6:51 PM.


Chairperson


Secretary