

The Beulah Planning and Zoning Meeting of November 27, 2023 was called to order at 5:00 pm by Dale Schwalbe at the Beulah City Hall.

Present: Dale Schwalbe, Brock Seibel, Dustin Buchmann, Gerald Bieber, Gary Miller; Ryan Tolosky; Chris Renner

Absent: Beaver Brinkman, Economic Development

Also Present: Heidi Hamelton, Building Official; Roger Gazur

Motion to approve November 13, 2023 meeting minutes made by Buchmann. Renner seconded. Roll call vote found all in favor. Motion carried.

OLD BUSINESS

Ordinance 412 Revision

Nothing new.

Dilapidated building update

The burned trailer will be removed from the 1st Ave SW property on Monday utilizing the ND Abandoned Auto Program grant for cost reimbursement. The house being demolished on W. Main Street should have the basement concrete removed and filled in within 2 weeks. The apartment building on Parkway Drive is scheduled for asbestos removal starting next week. The blue house on W. Main Street, along with the detached garage, is still slated for demolition by the property owner in spring 2024.

City Projects Update

Income surveys continue to be distributed in person to individuals who have not yet responded.

P&Z Action Items

There are a few big-ticket items on the list that will require much more time and effort to review and draft than others. Requesting control of the extraterritorial second ½ mile from the Mercer County Commission was discussed as it relates to drafting a city policy/procedure for extraterritorial zoning. Hamelton will draft a formal written request for review at the next P&Z Meeting.

Nash Proposal

A commercial project utilizing remodeled grain bins was discussed. The commission agreed that there are no regulations currently in place that would prohibit this type of project, assuming acceptable engineering, code compliance, and a complete building permit application.

NEW BUSINESS

Some potential building code violations were discussed. Hamelton will continue to gather information.

BUILDING PERMITS

Permit Updates

There are no building permits to approve.

The application of shallow frost-protected footing foundations was discussed, and it was determined that this is an acceptable foundation option for shop buildings as long as they are properly engineered. Mixed-use building construction was discussed.

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


Chairperson


Secretary