

The Beulah Planning and Zoning Meeting of February 12, 2024 was called to order at 5:02 pm by Dale Schwalbe at the Beulah City Hall.

Present: Dale Schwalbe, Gary Miller, Chris Renner, Roger Gazur, Gerald Bieber, Brock Seibel

Absent: Dustin Buchmann

Also Present: Heidi Hamelton, Building Official; Beaver Brinkman, Economic Development (by phone)

Revised minutes for the January 8, 2024 meeting were distributed.

OLD BUSINESS

Ordinance 412 Revision

Nothing new.

Dilapidated building update

A request for bids has been published in the Beulah Beacon and on the city website for demolition of the Sunrise Studios south building on Parkway Drive. Bids are due February 23, and work to be done by May 1. MDU has been contacted about moving the electrical box next to that building or shifting the load to another box. The sewer/water connections will be dealt with by the city water department, along with all dump fees.

City Projects Update

The city swimming pool is in need of some major repairs, which were discussed at the last city council meeting. Brinkman has found a grant the city can apply for that is a 50/50 match up to \$500K. There is also a group that has been established to start a capital fund campaign to come up with the money needed for repairs, so the money won't have to come out of the city budget. The first construction schedule was received for phase one of the Main Street Infrastructure project. City staff will be meeting with the contractor on February 22, and equipment has already been mobilized into town. The city was not awarded the \$300K grant for the nursing home demolition due to an error with how the grant was drafted. When this is corrected, the city will apply again in about 30 days. The City of Beulah, in conjunction with Talon, MHA Nation, and the Trade Unions, was awarded a \$100K grant for workforce development, which will be used within the city. A strategic planning worksheet is being developed by Brinkman and Hamelton and will be shared when it is complete, which should be done by the end of March. The city is also utilizing a program to bring workforce from the Ukraine, with their families, to live and work in Beulah. Brinkman is trying to establish a contract with NextMove group, a company that can help with different city studies and staff/board municipal education.

P&Z Action Items

Hamelton attended the Mercer County Commission meeting on February 7th regarding a process for joint jurisdiction of the second ½ mile ET zone. Both Hamelton and Brinkman expressed their concerns with the current lack of process. The MCC did not reverse their decision to deny relinquishment, but they did request that a couple Beulah P&Z members attend a Mercer County P&Z Meeting to try and come up with a plan for processing building permits and code enforcement within the second ½ mile ET zone. Gazur and Bieber expressed interest in attending. A procedure will be worked on for the next couple meetings to take to the county P&Z meeting in March.

MISC

The buffer strip trees that are required for the storage unit property at 1401 New Energy Drive will be planted in the spring, and this will complete this building permit. The city council also agreed that the outdoor storage use for this property is not subject to the same time limitation as the structure outlined in the purchase agreement.

NEW BUSINESS

No new business.

BUILDING PERMITS

Fence Permit Application

A fence permit application was started for a property in Lignite addition. The property owner would like to install 140' of welded-wire rolled fencing along the back of their property at the property line, which lies atop a wood retaining wall. This type of fencing is not prohibited, but it's also not a typical residential fence product. The need for consistency in application of the zoning code was discussed. The building official will take the input received and make a decision on the fence permit.

Project Updates

Two certificates of occupancy were issued in the last week; one for a new residence and one for a bank remodel. The parking lot for the bank will be striped once the temperature is consistently above 55 degrees. There will be two handicap parking spaces.

Approval of Building Permit List

Gazur made a motion to approve building permits 8305-8309 as presented. Seconded by Seibel. Roll call vote found all in favor. Motion carried.

Seibel made a motion to adjourn the meeting. Gazur seconded the motion. Roll call vote found all in favor. Motion carried. Meeting adjourned at 6:15 PM.


Chairperson


Secretary