

The Beulah Planning and Zoning Meeting of January 22, 2024 was called to order at 5:00 pm by Dale Schwalbe at the Beulah City Hall.

Present: Dale Schwalbe, Dustin Buchmann, Gary Miller, Chris Renner, Roger Gazur, Gerald Bieber (5:06), Brock Seibel (5:19)

Absent:

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

Motion to approve January 8, 2024 meeting minutes made by Gazur. Buchmann seconded. There was a request to add details to the formal minutes about discussion of the Liebelt building on Main Street and responsibility for enforcing the purchase agreement stipulations for LJK Properties LLC on New Energy Drive. The commission consensus is that the City Attorney would be the responsible party. Gazur amended his motion to approve the minutes with the addition of the abovementioned items. Renner seconded the amended motion. Roll call vote found all in favor. Motion carried. Hamelton will amend the minutes as requested.

OLD BUSINESS

Ordinance 412 Revision

Nothing new.

Dilapidated building update

Hamelton has been working on determining what it would cost for the public works department to help demo the Sunrise Studios south building. A certified, licensed contractor would be required due to liability. A bid request should be published soon.

City Projects Update

A grant application has been submitted to help with demolition of the old portion of the nursing home. The plan is to renovate the newer section into a STEM Center. Working on a new lease for the North American Coal transload site. Brinkman will be touring a recycling center in NV in early February. A rail study for Mercer County should be completed by late summer. A \$100K grant was received from the Department of Energy for Workforce Development for the STEM Center development. The city year-end sales tax numbers were up, but coal severance was down for 2023. Brinkman will present at the EPIC Conference this week. The Mercer County Commission allotted \$50K to MCED for 2024. The income survey that was distributed to households south of 7th Street for the purpose of qualifying that section of the city for block grants has been completed. The results show that 74% of residents within that area have income that falls below the threshold, so we've been approved to qualify for community block grants.

P&Z Action Items

Nothing new to add to the list. The Beulah Comprehensive Plan was distributed by email for commission review and information.

MISC

Hamelton attended the most recent Mercer County Commission meeting, and they approved appointing Gerald Bieber to the Beulah P&Z Commission for another 5-year term. Hamelton will attend the February 7th Mercer County Commission meeting to further discuss how to deal with joint jurisdiction of the second ½ mile ET zone. It was discussed that the city should proceed as if we have full jurisdiction and let the county respond. A letter does need to be sent to all property owners within the first and second ½ mile ET zones.

Hamelton will be asking the City Council permission to attend a Certified Playground Safety Inspector course being put on by the NRPA.

NEW BUSINESS

No new business.

BUILDING PERMITS

Project Updates

The four houses currently under construction are coming along well. One of the houses will be completed around February 1st. The other three should be done between early spring and late summer. The Cenex carwash project will continue when the weather allows.

There are no building permits to approve.

Seibel made a motion to adjourn the meeting. Gazur seconded the motion. Roll call vote found all in favor. Motion carried. Meeting adjourned at 6:09 PM.


Chairperson


Secretary