

**The Beulah Planning and Zoning Meeting of August 8, 2022 was called to order at 5:02 pm by Dale Schwalbe at the Beulah City Hall.**

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

Absent:

Also Present: Heidi Hamelton, Building Official; Ryan Tolosky

Gazur entered a motion to approve June 25, 2022 meeting minutes. Renner seconded. Roll call vote found Bieber, Seibel, Renner, and Buchmann in favor. Gazur abstained. Motion carried.

Gazur entered a motion to approve the August 1, 2022 and August 4, 2022 Special Meeting minutes with the removal of Brock Seibel listed as present at the August 4 meeting. Seibel seconded. Roll call vote found all in favor. Motion carried.

## **HEARINGS**

### **Murphy Garage Variance**

The garage variance application for 201 Central Avenue N was presented and discussed. It was decided that the commission would like the property owner to provide a drawing, to scale, of the property and the proposed garage. Gazur entered a motion to table the variance application pending a more complete application. Renner seconded. Motion carried.

### **Johnson Outdoor Storage Conditional Use**

The conditional use application for 365 Keller Drive was presented and discussed. Gazur entered a motion to make a recommendation to City Council to approve the Conditional Use Application. Seibel seconded. Roll call vote found all in favor. Motion carried.

## **OLD BUSINESS**

### **Foundation Detail Update**

No update.

### **Attorney General Inquiry**

A response was received from the Attorney General. No formal opinion was provided, but the response stated that the Attorney General's office station that the research provided by the City Attorney's office is well-reasoned and the advice that was initially given to the city is based on a correct reading of the law. The text amendment procedure that is currently being prepared by the P&Z Commission will be drafted to include an enabling ordinance.

### **P&Z Ordinance Enforcement Revision Review**

No update.

### **Interstate Engineering revision of district zoning map**

The map is still being updated.

**Truth Community Church Grading/Storm Drainage Issue**

Grass is starting to come in on the property, and it is assumed that the landscaping project is complete. The Building Official will make contact with the property owner to discuss correction of the curb to allow proper drainage.

**Extraterritorial Zone**

Brinkman recently spoke with the County Commissioners and requested permission to attend a Mercer County Planning & Zoning Meeting along with setting up a group to include representatives from Mercer County and each of the cities within the county in order to address issues jointly as well as addressing extraterritorial issues.

**IBC Code Adoption by Beulah**

Hamelton is awaiting a response from the City Attorney's office as to whether this was ever done for Beulah.

**Zoning Ordinance Text Amendments**

A draft is still in progress and will be presented at the next meeting for review. Gazur, Schwalbe, Miller, and Hamelton have formed a working group to put this draft together.

**Miscellaneous**

An updated draft of conditions for the Kessler Storage Unit application was presented and reviewed for approval. Gazur entered a motion to accept the amended conditions draft for the Kessler Storage Conditional Use Application. Seibel seconded. Motion carried.

**NEW BUSINESS**

Ryan Tolosky has submitted a letter of interest for the open seat on the P&Z Commission. Seibel entered a motion to recommend the City Council appoint Tolosky to the open P&Z seat. Bieber seconded. Roll call vote found all in favor. Motion carried.

There was not a permit list presented for review.

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

  
Chairperson

  
Secretary