

The Beulah Planning and Zoning Meeting of December 11, 2023 was called to order at 5:03 pm by Dale Schwalbe at the Beulah City Hall.

Present: Dale Schwalbe, Brock Seibel, Dustin Buchmann, Gerald Bieber, Gary Miller;

Absent: Chris Renner; Ryan Tolosky

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

Motion to approve November 27, 2023 meeting minutes made by Seibel. Bieber seconded. Roll call vote found all in favor. Motion carried.

PUBLIC INPUT

Roger Gazur submitted a letter of interest to be appointed to the advertised upcoming open seat on the Beulah Planning & Zoning Commission effective 1/1/2024. Ryan Tolosky has decided to not request reappointment to the commission. Seibel made a motion to recommend City Council appoint Gazur to the open P&Z spot. Bieber seconded the motion. Roll call vote found all in favor. Motion carried.

OLD BUSINESS

Ordinance 412 Revision

Nothing new.

Dilapidated building update

The burned-out trailer was removed from 304 1st Ave SW on 12/4 and was taken to the transfer station. LeeRoy Fischer Construction was the contractor on the project and was able to get registered with the ND Abandoned Auto Program, which allows the city to be reimbursed by the grant that was awarded in August 2023. The concrete basement/foundation has been removed at Lenzen's property on W. Main Street and the hole is being filled in. The asbestos has been removed from the Sunrise Studios south building. Next step is demolition, and there is a potential buyer for the property who is aware of the situation. No bids have been requested for demolition at this point.

City Projects Update

Applications for generator grants and housing grants are in the works for early January 2024. The Tree Board meets December 12th and will start working to get bids for Main Street tree removal. The commission discussed possible uses for the removed trees to avoid the city having to dispose of them or taking them to the landfill.

P&Z Action Items

Gerald Bieber's current term as the extraterritorial representative expires 12/31/2023 and he is agreeable to be appointed again. Per NDCC 40-47-06 and Beulah City Ordinance #185, this appointment must be made by the Mercer County Board of Commissioners under recommendation of the City of Beulah. Seibel made a motion to recommend Gerald Bieber to be reappointed as the ET representative on the P&Z Commission. Buchmann seconded the motion. Roll call vote found all in favor. Motion carried. Hamelton will present this recommendation to the Beulah City Council for approval, and then the Mercer County Commission.

Hamelton has prepared a request to present at the next Mercer County Commission meeting regarding relinquishment of joint zoning jurisdiction over the Beulah second ½ mile extraterritorial zone. Seibel entered a motion to request relinquishment of the second ½ mile extraterritorial zone from the Mercer County Commission. Buchmann seconded the motion. Roll call vote found all in favor. Motion carried. Hamelton will present this request to the Beulah City Council for approval, and then the Mercer County Commission.

The Theater Apartments building was discussed. Some potential code issues will continue to be looked into by Brinkman and Hamelton.

A potential different way to cover the infrastructure costs associated with new housing subdivisions that does not involve special assessments was discussed.

The lack of as-builts for many buildings within the city was discussed. If plans change mid-project, revised plans are required and requested.

NEW BUSINESS

The last meeting of 2023 falls on December 25th. Seibel made a motion to cancel the P&Z Meeting scheduled for December 25, 2023. Buchmann seconded the motion. Roll call vote found all in favor. Motion carried.

The 2023 attendance roster was distributed for review. Gazur questioned entry under his name for two meetings in January. The City Council approved extending his appointment through January 2023 while the prior mayor determined how he would handle the open seat on the board, so Gazur should be paid for attending those meetings. Miller will ask the council for approval to pay Gazur for these two meetings. Seibel entered a motion to approve the 2023 attendance roster as presented. Buchmann seconded the motion. Roll call vote found all in favor. Motion carried.

BUILDING PERMITS

Project Updates

A walk-through framing inspection of the house under construction on 2nd Ave NW was performed by Brinkman, Hamelton, and the Building Inspector and everything looks good. The houses going up in Barton Estates look good as well.

Seibel made a motion to approve building permits 8294 through 8302 as presented. Buchmann seconded the motion. Roll call vote found all in favor. Motion carried.

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


Chairperson


Secretary