

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

Present: Dale Schwalbe, Chris Renner, Brock Seibel, Gerald Bieber, Ryan Tolosky

Absent: Gary Miller, Dustin Buchmann,

Also Present: Heidi Hamelton, Building Official; Roger Gazur

Seibel entered a motion to approve the February 13, 2023 meeting minutes. Bieber seconded. Roll call vote found all in favor. Motion carried.

**PUBLIC INPUT**

Roger Gazur was given the floor. A proposal to act as a consultant to P&Z was distributed and discussed. Gazur is looking for a recommendation from P&Z to present to the City Council for approval due to the circumstances surrounding the recent decision not to appoint Gazur to the P&Z Commission. There is no downside to having Gazur as a consultant to P&Z, but there is concern that the proposal may be met with some animosity from the Mayor and possibly the City Council. Term expirations for the current P&Z members were questioned. Bieber's term expires in 2023, Tolosky's term expires in 2023, Schwalbe's term expires in 2024, Seibel's term expires in 2025, Buchmann's term expires in 2025, and Renner's term expires in 2026. Renner made a motion to recommend to the City Council that they approve the consultant proposal submitted by Roger Gazur for a term of not less than one year, at which time the arrangement will be evaluated. Tolosky seconded. Roll call vote found all in favor. Motion carried.

**OLD BUSINESS**

**Code Revisions/Action Items**

An updated list of P&Z Action Items was distributed for review. Hamelton would like to get another text amendment application drafted soon.

**Ordinance 412 Revision Discussion**

Hamelton distributed a list of possible revisions for Ordinance 412, and it was discussed. Lot drainage needs to be clarified in both Ordinance 412 and the Zoning Ordinance. The definition of public and private nuisance was discussed at length. Landscaping and grading need to be defined and clarified.

**Dilapidated Buildings Update**

No updates have been received from the City Attorney's office. OPM Inspection scheduled for the second or third week of March. If the inspection is cancelled again, the building inspector will proceed with the information he has and possibly condemn the building.

**City Projects Update**

The list of projects will be presented to City Council next week.

## **NEW BUSINESS**

### **Tree City USA**

Hamelton, with the help of Jason Isaak, has started the process of getting Beulah recertified as a Tree City USA for 2023. The tree ordinance has not been updated since the late 1990s. Being certified will allow Beulah to receive more grant money for planting, removal, and maintenance. A tree inventory/assessment needs to be done. The first area of focus would be the trees on and around Main Street to coincide with the Main Street Project. Part of the certification process is having an Arbor Day Celebration, and Hamelton has contacted the high school counselor to see if this is something the students could help plan and implement. NDSU Soil and Conservation District would also be involved with the certification. A tree nursery is also part of the plan to ensure there are mature trees available in the future to replace any trees that need to be removed.

### **Chicken Committee Update**

The Chicken Committee met last week, and the first draft of an ordinance was reviewed. Hamelton will take the draft and make revisions that were suggested by the committee members to present for review at the next Chicken Committee meeting.

### **Other Business**

Schwalbe mentioned that some complaints have been brought to him about the odor coming from the sewage lagoon. He will ask Miller to bring it up at the next City Council meeting.

It was asked if the minutes of the P&Z Meetings can be published in the newspaper. The minutes are currently posted on the city website after commission approval. Hamelton will look into the cost and feasibility.

Motion to adjourn by Seibel. Tolosky seconded. Roll call vote found all in favor. Motion carried. Meeting adjourned at 6:17 PM.

  
Chairperson

  
Secretary