

The Beulah Planning and Zoning Meeting of January 8, 2024 was called to order at 5:00 pm by Dale Schwalbe at the Beulah City Hall.

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

Absent:

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

Motion to approve December 11, 2023 meeting minutes made by Seibel. Buchmann seconded. Seibel, Buchmann, and Bieber in favor. Gazur abstained. Motion carried.

OLD BUSINESS

Ordinance 412 Revision

Nothing new.

Dilapidated building update

Nothing new.

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.

P&Z Action Items

Hamelton went before the Mercer County Commission on 12/21/2023 to request they relinquish joint county control over the second ½ mile extraterritorial zone. They requested two meetings time to research and review the topic, and it would be revisited at the February 7th meeting. However, at the January 3, 2024 MCC meeting, the topic was brought up and voted down with little discussion. The current zoning regulations and how to proceed were discussed.

At that MCC meeting, it was also requested to appoint Gerald Bieber to the Beulah P&Z Commission for another 5-year term as the extra-territorial representative. They requested the position be advertised properly to allow someone owning property in the ET zone to apply for the vacancy. It was advertised twice, and Gerald Bieber is the only applicant.

Gazur Board Appointment

Roger Gazur's appointment to the P&Z Commission for 5 years was approved by the City Council at the last council meeting.

MISC

The Theater Apartments property has been sold to a new owner. Ownership of the Liebelt property located at the corner of Main Street and 2nd Ave NE has been transferred to one of the owner's children.

It was questioned whether the purchase agreement between the city and LJK requires development of outdoor storage within the time limit outlined in the agreement and whose responsibility it is to follow up to ensure all conditions have been met. An update on the status of the required landscaping buffer strip trees for this property was also requested. Hamelton will bring updates to the next meeting.

NEW BUSINESS

No new business.

BUILDING PERMITS

Project Updates

The four houses currently under construction are coming along well.

Seibel made a motion to approve building permits 8303 and 8304 as presented. Renner seconded the motion. 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 5:52 PM.


Chairperson


Secretary