

## BEACH ZONING BOARD PROCEEDINGS

A meeting of the Beach Zoning Board was called to order by Chairperson Al Begger on August 19, 2013 at 8:00 a.m. Present when the meeting was called to order was Tony Wanner, Tama Smith, Tom Marman, Jim Harchenko, Zoning Administrator Kimberly Nunberg, Deputy Auditor Jill Schatz, City Council Jeanne Larson, David Grice, Pat Lynch, Paul Thompson, Steve Raisler and Jerry DeMartin. Perry Stockwell joined the meeting later.

Nunberg read minutes from the meeting held on July 15, 2013. Marman moved to approve the minutes as read, second by Wanner. Motion carried unanimously.

### **Unfinished Business:**

None

### **New Business:**

A public hearing was held at 8:15 am for comment on an Application for Zoning submitted by David Grice to re-zone 191 5<sup>th</sup> Street SW (see attached legal description) from Residential 1 to Residential 2. The reason for the request is to use the building as a boarding/rooming house and eventually convert to senior citizen housing. Nunberg mentioned there are eighteen property owners within 150' of this property that received written notice of the public hearing.

Grice explained he recently purchased the property at 191 5<sup>th</sup> Street SW and has repaired the roof to prevent any further water damage from occurring inside the building. Grice's intent is to remodel the facility and lease to one oil service company for employee housing. Upon renovation, the main level of the building would provide 20 bedrooms, 2 kitchen areas, laundry facility, commons area and a living area for an on-site manager. The parking lot can accommodate 30+ vehicles which is more than actually needed. Grice indicated the vehicles on site would be newer service type vehicles. If necessary, a fence would be installed along the west property line to provide privacy for adjoining property owners.

Begger opened the meeting for public comment and discussion. Raisler expressed concerns with the possibility of diesel service vehicles idling for extended periods of time causing disruption for the residents at the Golden Valley Manor. Grice explained the newer diesel service vehicles run very efficiently making minimal noise and little idle time is necessary. Grice indicated he is planning to install outdoor plug-ins for vehicles as well. Thompson questioned if a Zero Tolerance Policy on drugs, alcohol and firearms would be added into the owners lease agreement. Grice stated most oil service companies do have a Zero Tolerance Policy on drugs, alcohol and firearms. However, he would be agreeable to add this to the lease agreement as well. Stockwell questioned the disposal method of the tile and pipe containing asbestos. Grice stated any floor tile that was loose was gathered, encapsulated and stored in the lower level of the building. Grice believed the pipes in the lower level of the building to be wrapped in a fiberglass material not asbestos and has no plan of removing the pipe. Chairman Begger expressed concerns of increased traffic on 5<sup>th</sup> Street SW. Begger recommended Grice encourage tenants to use 6<sup>th</sup> Street SW and enter the property from the back side of the parking lot.

Lynch believes this is an opportunity for the community to repurpose the building which has been vacant for more than 20 years. Lynch encouraged the Zoning Board to work with the property owner and area residents on this development project.

Marman moved to approve the request to re-zone from Residential 1 to Residential 2, second by Wanner. Motion carried unanimously. Marman moved to make the following recommendation to the City Council regarding the zoning change with Conditional Use at 191 5th Street SE;

1. The property owner incorporates into the lease agreement a “Zero Tolerance Policy” on alcohol, drugs and firearms.
2. An independent property manager is required to reside onsite. The property manager cannot be an employee of the Leasee.
3. The property owner incorporates into the lease agreement a “No Animals Allowed” Policy.
4. If noise complaints are issued, a fence approved by the city is to be installed on the west side of the property.
5. Designate a specific traffic route for tenants of the property to abide by, preferably using Central Avenue to 6<sup>th</sup> Street SW thence East to the parking lot of the property.
6. Only 1 Ton and under pickups and personal cars allowed on site, no semi's allowed.
7. The Conditional Use Permit will expire in one year. At that time, the City Council will determine if the Conditional Use would be re-issued and the length of time.
8. If the property owner sells the property before the one year time limit of the Conditional Use, the new owner is subject to the above conditions.

second by Wanner. Motion carried unanimously. Larson will report the recommendation at the City Council meeting this evening.

There were no Applications for Building to review. Smith moved to adjourn, second by Wanner. Motion carried unanimously.

Meeting adjourned at 9:30 a.m.

ATTEST:

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Al Begger, Chairperson

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Kimberly Nunberg, Zoning Administrator