

BEACH ZONING BOARD PROCEEDINGS

A meeting of the Beach Zoning Board was called to order by Chairperson Al Begger on October 21, 2013 at 8:00 am. 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 Tim Marman, Jeanne Larson, and guests Gene Hamilton, James Schneider, Ken Novonty, Paul Lautenschlager and Dan Buchholz.

Nunberg read minutes from the meeting held on September 16, 2013. Marman moved to approve the minutes as read, second by Wanner. Motion carried unanimously.

Unfinished Business:

At last months meeting an Application for Conditional Use for an in-house apartment unit submitted by Scott & Ellen Feuerhelm was tabled. Begger mentioned this is not a Public Hearing but if anyone had comments regarding this request the board would hear them at this time. Gene Hamilton, James Schneider and Dan Buchholz provided comments opposing the Conditional Use. Discussion. Marman moved to deny the request for Conditional Use as this time, second by Wanner. Motion carried unanimously.

New Business:

Paul Lautenschlager, Manager of the Beach Co-op Grain Elevator met with the Board to review terms of the Conditional Use Permit granted in October 2011 for the frack sand building. Lautenschlager provided statics on revenues and jobs created with the expansion of the frack sand. Lautenschlager indicated this site will no longer be a drop spot for building materials as it is not cost productive for the contractors who order the materials. There was discussion on the aesthetics of the area. Marman recommended storing the empty frack bags at the landfill until they are ready to be recycled. Lautenschlager stated in the future most of the frack sand will be arriving in bulk quantities on rail rather than in bags thus eliminating some of the concerns. The Zoning Board thanked Lautenschlager for attending the meeting and will continue to monitor the development at the Beach Co-op Grain Elevator in case there is a need to add or change the conditions of the permit.

Ken Novonty submitted a re-plat of Woodhull's Second Addition, Block 10, Lots 1, 2 and 33' of vacated Elizabeth Avenue. Discussion. Marman moved to approve the re-plat contingent on City Engineer's approval, second by Wanner. Motion carried unanimously.

Beach Evangelical Church submitted a site plan for the newly annexed area (Document 76117 & 13102348) where they plan to construct a church. Marman moved to approve the site plan contingent on City Engineer's approval, second by Wanner. Motion carried unanimously.

An Application for Conditional Use of a daycare at 238 2nd Ave NE was submitted by DeeAnn Baertsch. Discussion. Smith moved to proceed with the process for granting a Conditional Use, second by Marman. Motion carried unanimously. Property owners within 150' of the area will be notified of the request and Public Hearing which will be scheduled for November 18th at 8:15 am.

Five Applications for Building were reviewed. Marman moved to approve the following Applications for Building: 715 5th Ave NW, 725 5th Ave NW, 804 5th Ave NW, 170 4th Ave NE, and 442 2nd Ave SE, second by Smith. Motion carried unanimously. An Application for Variance at 442 2nd Ave SE was reviewed. Marman moved to proceed with the process for granting the variance of 6', second by Smith. Motion carried unanimously. A Public Hearing will be scheduled for November 18th at 8:30 am.

Marman recommended the City be proactive in getting vehicles, trailers and RV's off the streets before winter. Smith shared information on the Vision West webinar entitled "Zoning Enforcement" held September 23rd which she participated in. Discussion. Marman moved to recommend City Council development an Ordinance which would enable utility services to be disconnected if property owners are not in compliance with Zoning regulations, second by Smith. Motion carried unanimously. Nunberg provided information on development in the city and surrounding area.

No other business was brought forward. Wanner moved to adjourn, second by Marman. Motion carried unanimously. Meeting adjourned at 9:10 am.

ATTEST:

Al Begger, Chairperson

Kimberly Nunberg, Zoning Administrator