

BEACH ZONING BOARD PROCEEDINGS
PUBLISHED SUBJECT TO THE BOARD'S REVIEW AND REVISION

A regular meeting of the Beach Zoning Board was called to order by President Al Begger on Monday, November 17, 2025 at 8:00 a.m. Zoning Board members present when the meeting was called to order were Leann Allen, Michelle Marman, Tracey Trask, Tony Wanner, others present included Zoning Administrator Kimberly Gaugler, guests David Meyers, Tom Marman, PWS Randy Dietz and Jordanna Garland.

The Pledge of Allegiance was recited.

Roll call was taken. All members were present.

Additions or Corrections to the Agenda & Approval

Begger called for any additions or corrections to the agenda. Allen moved to approve the agenda as presented, second by Trask. Motion carried unanimously.

Public Participation

Begger read the adopted policy for public participation. Jordanna Garland mentioned she would be recording the meeting for the purpose of writing a news article.

Minutes

Gaugler read minutes from the meeting on October 20, 2025. Wanner moved to approve the minutes as read, second by Allen. Motion carried unanimously.

Zoning Administrator's Report

There is one Application for Building to review this month. A Public Hearing for comments or questions on the Application for Conditional Use submitted by David & Roxanne Meyers will be held at 8:15 am. Eighteen property owners were mailed notice of the Public Hearing as required by City Ordinance 19.0602-11. The design phase of the 2026 Main Street & Central Avenue Reconstruction Project is nearly complete. The project bid opening date is set for January 29th.

Unfinished Business

There is no unfinished business.

New Business

At 8:15 a.m., a Public Hearing was held for comment or questions on the Application for Conditional Use submitted by David & Roxanne Meyers to allow single family residential living in a Commercial-2 zoning. Gaugler provided information on the original conditional use that was permitted in June of 2020 but has since expired.

Wanner moved to open the Public Hearing, second by Trask. Motion carried unanimously. David Meyers provided information on the cleanup process of the property, including removal of 11 abandoned vehicles that recently occurred. David is making arrangements for disposal of a mobile home frame that was left onsite. David mentioned that since working for a new company he is out of town more often and hasn't been able to clean up the property as much as he himself

would like. There are still plans of tearing down two wooden structures, putting new siding and deck on the residence and a new roof on the garage that is attached to the residence.

Gaugler mentioned no written comments were received from the eighteen property owners notified of the public hearing. Tom Marman suggested David continue cleaning up of the property as was identified in the original plan submitted in June 2020.

There being no further public comment, at 8:30 a.m., Wanner moved to close the Public Hearing, second by Allen. Motion carried unanimously. Trask moved that the Zoning Board recommends City Council approve the Conditional Use Permit with the following conditions:

- The Conditional Use Permit will expire three years from the date issued.
- Follow the original three-year plan for disposing of junk vehicles, metal, and continue cleaning up the overall appearance of the property.
- If the property is sold or rented the Conditional Use Permit will be terminated.

second by Wanner. Motion carried unanimously.

An Application for Building at 189 5th Avenue SE was reviewed. Allen moved to approve, second by Marman. Motion carried unanimously.

No other business was brought forward. Allen moved to adjourn, second by Wanner. Meeting adjourned at 8:40 a.m.

ATTEST:

Al Begger, Chairperson

Kimberly Gaugler, Zoning Administrator