

## BEACH ZONING BOARD PROCEEDINGS

A meeting of the Beach Zoning Board was called to order by Chairperson Al Begger on Monday, August 20, 2018 at 8:05 a.m. Zoning Board Members present when the meeting was called to order were LeAnn Allen, Tony Wanner, Zoning Administrator Kimberly Gaugler, City Council Andy Zachmann, Jeanne Larson and twenty-eight guests.

Gaugler read the minutes from the meeting on July 16, 2018. Wanner moved to approve the minutes, second by Allen. Motion carried unanimously.

### **Unfinished Business:**

None

### **New Business:**

Three (3) Applications for Building were reviewed:

- 580 6<sup>th</sup> Avenue SE
- 461 Main Street East
- NE ¼ Sec 25 Township 140 Range 106 (Parcel Number 05314100)

Wanner moved to approve, second by Allen. Motion carried unanimously.

Three (3) Public Hearings were held at the respective times;

- Application for Building with Variance at 469 Central Avenue S – 8:15 am
- Application for Conditional Use for an in-house occupation at 92 2<sup>nd</sup> Street NW which does not affect the integrity of the neighborhood – 8:20 am
- Application for Conditional Use for an In-Patient Detox and Residential Treatment Center for Drug and Alcohol Services at 509 2<sup>nd</sup> Avenue SW – 8:25 am

Allen moved to open the Public Hearings for comment, second by Wanner. Motion carried unanimously. Gaugler reviewed the Application for Building with Variance at 469 Central Avenue S explaining a 3' variance is needed in order to construct the proposed carport. Discussion. No other comment was given.

Ben Goldsberry submitted an Application for Conditional Use for an in-house occupation at 92 2<sup>nd</sup> Street NW which does not affect the integrity of the neighborhood. Ben explained he would like to offer Martial Arts and Guitar Lessons three days a week between the hours of 4 – 8 pm. Ben does not intend to live at the residence but rather offer these services which currently aren't being provided in the community. There were comments and questions from adjacent property owners Terry Week, Marie Sandberg and Karl Davis. Based on public comments given, Ben withdrew the Application for Conditional Use.

David Grice and Don Sturtevant submitted an Application for Conditional Use for a 40-bed in patient detox and residential treatment center for drug and alcohol services at 509 2<sup>nd</sup> Avenue SW. David Grice was present, Don Sturtevant and Dennis Sciotto joined via Zoom. Don Sturtevant explained 6 beds would be available for detox services while the other 34 beds would be for alcohol and drug rehabilitation services. Services provided to patients on site would be bed, meals, treatment, and fellowship meetings. Patients would be transported for any other type

of services needed. Don stated security cameras would be installed and patients would be under 24 hour surveillance/care. Individuals seeking rehab services would be required to wear a GPS electronic monitoring bracelet. Private insurance and Medicaid would be acceptable forms of payment. Patients successfully graduating from the program would have an opportunity for on-site part-time employment during their early recovery period through Pick, Pack and Ship with various carriers.

Chairperson Begger opened the meeting up for discussion. Questions and comments were made by a number of individuals attending. Topics discussed included but are not limited to;

- Location of treatment facility in a residential area next to elderly living, parks and pool
- Other successful treatment facilities are located on a larger land area/larger city
- Building improvements necessary to make the structure livable and secure
- Operating budget
- Patient to staff ratio
- Limited amount of medical professionals in the area
- Additional stress placed on local emergency services
- Licensing through ND Behavioral Health Division
- Pick, Pack and Ship operations with various carriers
- What was the process of selecting Beach as a site for a treatment facility
- What is Plan B

A protest letter from Paul and Patricia Thompson was provided.

Wanner moved to close the Public Hearings, second by Allen. Motion carried unanimously.

Allen moved to approve the request for 3' Variance at 469 Central Avenue S, second by Wanner. Motion carried unanimously.

Wanner moved to table a decision on the Application for Conditional Use for an In-Patient Detox and Residential Treatment Center for Drug and Alcohol Services at 509 2<sup>nd</sup> Avenue SW, second by Allen. Motion carried unanimously. Wanner suggested Gaugler request the following documentation from the applicant to aid in making a decision:

1. Business Plan for the treatment center
2. Operating Budget for the treatment center
3. Construction/Renovation Budget for the treatment center
4. Identify the “team” of qualified individuals who will be working at the treatment center.
5. Identify the investors for the treatment center
6. Any additional information pertaining to the treatment center that will help the Zoning Board make their decision

Allen suggested Gaugler provide the Application for Conditional Use to the City Attorney for review.

No other business was discussed. Wanner moved to adjourn, second by Allen. Motion carried unanimously. Meeting adjourned at 10:20 a.m.

Attest:

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Al Begger, Chairperson

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Kimberly Gaugler, Zoning Administrator