

BEACH ZONING BOARD PROCEEDINGS

A meeting of the Beach Zoning Board was called to order by Chairman Al Begger on Monday, May 18, 2020 at 8:00 a.m. Zoning Board members present when the meeting was called to order were Michelle Marman, Tom Marman, Tony Wanner, Leann Allen, Zoning Administrator Kimberly Gaugler, City Council Jeanne Larson, Bev Wolff and 33 guests.

Minutes

Gaugler read the minutes from the meeting on April 20, 2020. Wanner moved to approve the minutes, second by M. Marman. Motion carried unanimously.

Unfinished Business

Application for Conditional Use submitted by David Meyers at 105 Central Avenue N – Gaugler mentioned notice was sent to David Meyers requesting he attend today's meeting or provide a written response. No response was received. Attorney Bouray will send notice to the property owner that they are in violation of City Zoning Ordinances.

New Business:

An Application for Building at 485 5th Street SE was reviewed. Allen moved to approve, second by Wanner. Motion carried unanimously.

A Public Hearing was scheduled to be held at 8:15 am for comment on an Application for Building and Request for Conditional Use at the intersection of 4th Street N and 1st Avenue NW submitted by Elk Creek Capital, LLC. Wanner moved to open the Public Hearing for comment, second by Allen. Motion carried unanimously.

Tyler Oliver, Developer for Elk Creek Capital, LLC provided a brief overview of the project which included but was not limited to the following;

- 9,100 sq. ft. building with 30 parking spaces
- Access to the property will be from 1st Avenue NW (Highway 16). Existing approach on 4th Street N will be closed
- Lease on the property is for thirty-five years. Fifteen of those being “firm” years.
- Expect 7 - 9 Full/Part-time employees with benefits (health insurance, 401k)
- Anticipate \$1.2m in sales yearly
- Building will be nearly identical to the building located in Belfield, ND
- Deliveries will be made by way of the parking lot, not through the alley
- Local contractors will be utilized when possible. Other contractors will be coming from Kansas City.
- Dollar General fills in shopping, keeping residents in town. Stats show shoppers average 12 minutes in the store, 12 times per year and \$12 in sales.

Other individuals providing comments and/or questions included Kirk Wicka, Ann Swanson, Stan Koppinger, Bev Wolff, Steve Raisler, Levi Hall, Debra Liermark, and Jeanne Larson. A letter of support from Steve and Pam Popiel was read.

Wanner moved to close the Public Hearing, second by M. Marman. Motion carried unanimously.

Wanner moved to recommend City Council approve the Application for Building and Request for Conditional Use with the following conditions;

- A sidewalk adhering to ND DOT requirements is to be installed along the west property line.
- A sidewalk adhering to ND DOT requirements is to be installed from the parking lot to the sidewalk on the south property line.

second by M. Marman. Roll call vote was taken by Gaugler: Begger declared a conflict of interest and abstained. M. Marman – yes, Tom Marman – yes, Tony Wanner – yes, Leann Allen – yes. Motion carried.

No other business was discussed. Wanner moved to adjourn, second by Allen. Motion carried unanimously. Meeting adjourned at 9:10 a.m.

Attest:

Al Begger, Chairperson

Kimberly Gaugler, Zoning Administrator