

## BEACH ZONING BOARD PROCEEDINGS

A meeting of the Beach Zoning Board was called to order by Chairman Al Begger on Monday, April 20, 2020 at 8:00 a.m. Zoning Board members present when the meeting was called to order were Michelle Marman, Tom Marman, Tony Wanner, Zoning Administrator Kimberly Gaugler and City Council Jeanne Larson.

### Minutes

Gaugler read the minutes from the meeting on March 16, 2020. T. Marman 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 with 2' Variance at 219 2<sup>nd</sup> Avenue SE was reviewed. T. Marman moved to recommend City Council approve the request, second by M. Marman. Motion carried unanimously.

An Application for Building with Conditional Use at the intersection of 4<sup>th</sup> Street N and 1<sup>st</sup> Avenue NW was reviewed. Tyler Oliver, Developer for Dollar General, joined the meeting by telephone. Oliver 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 1<sup>st</sup> Avenue NW (Highway 16). Existing approach on 4<sup>th</sup> Street N will be closed
- Lease on the property for 35 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

Wanner moved to proceed to Public Hearing, second by T. Marman. Motion carried unanimously. The Public Hearing will be held May 18<sup>th</sup> at 8:15 a.m.

No other business was discussed. Wanner moved to adjourn, second by T. Marman. Motion carried unanimously. Meeting adjourned at 8:50 a.m.

Attest:

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Al Begger, Chairperson

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Kimberly Gaugler, Zoning Administrator