

BEACH ZONING BOARD PROCEEDINGS
PUBLISHED SUBJECT TO THE BOARDS REVIEW AND REVISION

A regular meeting of the Beach Zoning Board was called to order by Chairperson Al Begger on Monday, June 16 at 8:00 am. Zoning Board members present when the meeting was called to order were Leann Allen, Michelle Marman, Tracey Trask, Tony Wanner, Zoning Administrator Kimberly Gaugler, guests Public Works Superintendent Randy Dietz, City Council Tom Marman, Joe & Sue Finneman and Teresa Steele.

Roll call was taken. All members were present.

Additions or Corrections to the Agenda & Approval

Trask moved to approve the agenda as presented, second by Allen. Motion carried unanimously.

Minutes

Gaugler read minutes from the meeting on May 19, 2025. Marman moved to approve the minutes, second by Trask. Motion carried unanimously.

Zoning Administrator's Report

Gaugler reviewed her written report. There is one Application for Approval of Zoning Change to review this month. Attorney Bouray completed a draft of an ordinance to address the use of cargo storage/shipping containers. City Council approved the First Reading of the ordinance on June 2nd. Upon approval of a Second and Final Reading the ordinance will go into affect. The 2025 Street & Utility Improvement Project could be complete as early as mid-July. The current Renaissance Zone expires on August 1. We are in the process of applying for renewal of the Renaissance Zone for an additional 10 years.

Unfinished Business

There is no unfinished business.

New Business

A Public Hearing was held at 8:15 am for comment on an Application for Conditional Use at 524 Central Avenue N. Wanner moved to open the Public Hearing for comment, second by Allen. Motion carried unanimously. Teresa Steele explained she was applying for the Conditional Use at 524 Central Avenue N to operate her business, Greater Edge Therapy, LLC. She would be providing individual mental health therapy for ages 4+ with evidence-based practice techniques including but not limited to; play therapy, sand tray therapy, cognitive behavioral therapy, accelerated resolution and solution focused therapy. Business hours would be 8am-5pm Monday-Thursday. Gaugler mentioned three adjoining property owners (Kathleen Hanson, Bev Wolff and Gordon Ueckert) provided verbal or written support of the conditional use request. No comments were received by others in attendance. Wanner moved to close the Public Hearing, second by Trask. Motion carried unanimously. Allen moved to make recommendation for City Council to approve the request for Conditional Use at 524 Central Avenue N, second by Trask. Motion carried unanimously.

Joe & Sue Finneman met with the Zoning Board on an Application for Approval of Zoning Change. Their request is to change the zoning of Hunter's 3rd Addition, Block 3, Lots 4, 5, 6 from Residential-1 (R-1) to Highway Commercial (C-2). Finneman's explained the lots have been used for commercial purposes since owning them in the late 70's. They would like to continue using the lots for commercial purposes. Gaugler provided the Zoning Board with City Ordinance 19.0602-7 through 19.0602-10 which outlines the procedure for making amendments to zoning. Wanner moved to proceed to Public Hearing on the Application for Approval of Zoning Change, second by Marman. Motion carried unanimously. The Public Hearing will be set for July 21 at 8:15 a.m. The Finneman's also requested the two approaches to their property, which were removed by the city, be restored. Marman recommended working with Public Works Department and City Council on this request as it is not something Zoning Board would handle.

No other business was brought forward. Trask moved to adjourn, second by Marman. Motion carried unanimously. Meeting adjourned at 8:45 am.

Attest:

Al Begger, Chairperson

Kimberly Gaugler, Zoning Administrator