

**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 Tony Wanner on Monday, July 21, 2025 at 8:04 a.m. Zoning Board members present when the meeting was called to order were Chairperson Al Begger (via telephone), Tracey Trask, Leann Allen (via telephone), Office Assistant Lea Massado and guests Public Works Superintendent Randy Dietz, City Council member Tom Marman, and Joe and Sue Finneman.

Roll call was taken. Michelle Marman was absent.

**Additions or Corrections to the Agenda & Approval**

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

**Minutes**

Massado read minutes from the meeting on June 16, 2025. Trask moved to approve the minutes, second by Allen. Motion carried unanimously.

**Zoning Administrator's Report**

Massado reviewed Gaugler's written report. There is an Application for Approval of Zoning Change with a Public Hearing scheduled to be held at 8:15 a.m. and two Applications for Building a Fence to review this month.

**Unfinished Business**

There is no unfinished business.

**New Business**

A Public Hearing was held at 8:15 a.m. for comment on an Application for Approval of Zoning Change at 341 4<sup>th</sup> Avenue NE. Wanner moved to open the Public Hearing for comment, second by Trask. Motion carried unanimously. Sue Finneman informed the Zoning Board that she and Joe have no plans to build a commercial building on the property and would like to continue to use the property as they have been doing. Ms. Finneman reviewed the history of the lots and stated that she and Joe are open to a C-1 zoning change instead of a C-2 zoning change. Marman stated that since zoning took place in the 1980s, changing the zoning for one person would set precedence. Marman expressed that requesting a zoning change to make the Finnemans' existing situation compliant would ruin the integrity of zoning. Marman stated that he would like to keep intact the buffer between residential and commercial zones. Discussion was held on the possible options of approving a variance, approving a non-conforming use permit, or "grandfathering in" the storage containers. Allen recommended that the City Council weigh in on the matter.

Marman stated that the drainage ditch would be addressed by the engineers at that evening's City Council meeting. Marman informed the Finnemans that the City Council would not be able to make a final decision at that evening's meeting and that another Public Hearing will be scheduled for next month. No other verbal or written comments were received. Allen moved to close the Public Hearing, second by Trask. Motion carried unanimously. Allen moved that Zoning not be changed, second by Wanner. Motion carried unanimously.

An Application for Building a Fence at 466 2<sup>nd</sup> Avenue SE submitted by Jordan Tescher was reviewed. Allen moved to approve, second by Trask. Motion carried unanimously.

An Application for Building a Fence at 405 4<sup>th</sup> Street SE submitted by Wayne and Beth Fahlstrom was reviewed. Trask moved to approve, second by Allen. Motion carried unanimously.

No other business was brought forward. Trask moved to adjourn, second by Wanner. Meeting adjourned at 8:57 a.m.

---

ATTEST:

Al Begger, Chairperson

---

Lea Massado, Office Assistant