



Zoning Board Meeting Agenda City Hall – 153 E. Main Street Monday, September 15th, 2025 – 8:00 AM

City of Beach
153 East Main Street
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Equal Opportunity Employer

Zoning Board Members

Al Begger-Pres.
PO Box 843
Beach, ND 58621

Leann Allen-VP
PO Box 250
Beach, ND 58621

Michelle Marman
PO Box 726
Beach, ND 58621

Tracey Trask
PO Box 724
Beach, ND 58621

Tony Wanner
PO Box 333
Beach, ND 58621

Zoning Administrator
Kimberly Gaugler
PO Box 278
Beach, ND 58621

1. Call Meeting to Order, stand as able for Pledge of Allegiance (NDCC 40-06-02)
2. Roll Call of Members
3. Additions or Corrections to the Agenda & Approval
4. Recognize Visitors & Public Participation
5. Reading of the August 18th Meeting Minutes & Approval
6. Zoning Administrator's Written Report
7. Unfinished Business
8. New Business
 - Public hearing at 8:15 a.m. for comment on an Application for Conditional Use at 82 1st Street SE to allow a single-family residential unit.
9. Adjourn

NEXT MONTH'S MEETING

Monday, October 20th

*"Without community service, we would not have a strong quality of life.
It's important to the person who serves as well as the recipient.
It's the way in which we ourselves grow and develop."*

Dorothy Height

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, August 18, 2025 at 8:07 a.m. Zoning Board members present when the meeting was called to order were Chairperson Al Begger (via telephone), Tracey Trask, Leann Allen, Office Assistant Lea Massado and guests Public Works Superintendent Randy Dietz, City Council member Tom Marman, and Tiffany Stonehocker.

Roll call was taken. Michelle Marman was absent.

Additions or Corrections to the Agenda & Approval

Trask moved to approve the agenda with the addition of an Application for Conditional Use under New Business, second by Allen. Motion carried unanimously.

Minutes

Massado read minutes from the meeting on July 21, 2025. Trask moved to approve the minutes, second by Allen. Motion carried unanimously.

Zoning Administrator's Report

Massado reviewed Gaugler's written report.

Unfinished Business

There is no unfinished business.

New Business

The Application for Conditional Use at 82 1st Street SE, submitted by Lori Franks and Tiffany Stonehocker, was reviewed and discussion was held. Tom Marman requested clarification as to whether the applicant should instead submit for a non-conforming use permit rather than a Conditional Use Permit, since it is currently being used as a living area. Allen read the Zoning Ordinances pertaining to a Residential-1 zone, including the list of conditionally permitted uses and the list of prohibited uses. Discussion was held on whether Stonehocker is permitted to apply for a single-family unit within the Abstract Title Company property by submitting an Application for Conditional Use. Marman stated that the application process may require two public hearings and two corresponding newspaper publications advertising said public hearings and would like clarification from Zoning Administrator Kimberly Gaugler. Stonehocker stated that the building and the basement are currently being used for theatre space and that the conditional use will not be permanent. Stonehocker stated that her goal for the property is to use it as an Airbnb to host out-of-town theatre directors. Stonehocker stated that she plans to close on the property this week. Allen commented that Stonehocker should be up front with what she plans to do with the property and ought to state clearly and thoroughly as to what her intentions are on the application, particularly if those intentions involve monetary gain. Trask stated that the Application for Conditional Use, as presented, was broad and that the Zoning Board must understand Stonehocker's true intent. Trask moved that, pending clarification from Zoning Administrator Kimberly Gaugler that the submission of the Application for Conditional Use is applicable to this situation, that Stonehocker may use the property as a living area while going through the permitting process, second by Allen. Motion carried unanimously.

No other business was brought forward. Wanner moved to adjourn, second by Trask. Meeting adjourned at 8:21 a.m.

ATTEST:

Al Begger, Chairperson

Lea Massado, Office Assistant

Zoning Administrator's Report

Monday, September 15th, 2025

1. There are no Applications for Building to review this month.
2. The Public Hearing for comments or questions on the Application for Conditional Use submitted by Lori Franks & Tiffany Stonehocker will be held at 8:15 am September 15th. Twenty property owners were mailed notice of the Public Hearing as required by City Ordinance 19.0602-11.
3. The City Council will hold a Public Hearing at 7:30 pm on September 15th for comment and/or questions on the Final Budget for the Year Ending 2026.
4. The City Council will hold a Public Hearing at 7:45 pm on September 15th for comment and/or questions on an Application for Approval of Zoning Change submitted by Joe & Sue Finneman requesting to change the zoning of Hunter's 3rd Addition, Block 3, Lots 7, 8, 9 from Residential 1 to Commercial-2. Eighteen property owners were mailed notice of the Public Hearing as is required by City Ordinance 19.0602-8.
5. The 2025 Street & Utility Improvement Project will close out by end of this month. BEK Consulting did an incredible job for our community.
6. The 2026 Main Street & Central Avenue Reconstruction Project is in design phase. The project could be bid in December of this year.
7. The Renaissance Zone Plan submitted to the Division of Community Services in July was recently approved. If you know of people planning to make renovations, new construction or purchasing property within the Renaissance Zone please let us know so that we can reach out to them and provide information on the incentives available to them.
8. Please be sure to stay connected by checking our City social media sites for community messages.



City of Beach

PO Box 278

153 MAIN STREET

BEACH, ND 58621-0278

PHONE: (701)-872-4103

FAX: (701)-872-4924

PROCESSING FEE: \$50.00

APPLICATION NUMBER: 02-2025 CUP

DATE ISSUED:

REVIEW DATE:

CONDITIONAL USE PERMIT

A Conditional Use Permit (CUP) is considered when prospective land use is not permitted outright in a particular zone, but a conditional use is possible. It reflects the need to provide additional opportunities and/or impose additional restrictions on the use in order to maintain compatibility in the community. The CUP is a way for city zoning officials to allow land uses that may benefit the community although not normally allowed. In some cases, it may be desirable for certain commercial district land uses to be in a residential district. In these cases, issuance of the zoning permit is not "a matter of right" (since the proposed land use does not comply with the zoning of the district), but issuance of the permit is "discretionary." Listed below, the Beach Planning and Zoning Commission will spell out the circumstances in which zoning officials can investigate the facts and exercise discretion in allowing a normally prohibited land use into a more restrictive district. Please complete page 1 and return to City Hall or email to cityofbeach@midstate.net.

Applicant Name: Lori Franks c/o Tiffany Stonehocker

Mailing Address: 1845 Wentworth Drive Billings MT 59105-3529 & 86 5th Street SW Beach, ND
58621

Telephone Number: 970-402-5270

Address/Legal Description of Property: 82 1st Street SE (Lot 14R, Block 2, Original Beach Township)

Currently Zoned: Commercial 1

Purpose for Conditional Use: Single Family Residential Unit

Additional comments from landowner: _____

agreement)).

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-
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-
-

Tiffany Stonehocker
Tiffany Stonehocker

Applicant

Aug 18, 2025

Date










Planning and Zoning Chairman

Date

City of Beach, Mayor

Date

Property requesting Conditional Use for a single-family residential unit is located at the intersection of 1st Street and 1st Avenue SE.

Zoning Classifications	
	R-1, Single Family Residential
	R-2, Multi-Family Residential
	C-1, Commercial-High Density
	C-2, Highway Commercial
	MH, Mobile Home
	P, Public Use
	TA, Temporary Residential
	I, Industrial
	A, Agricultural

