

BEACH ZONING BOARD PROCEEDINGS

A meeting of the Beach Zoning Board was called to order by Chairperson Al Begger on Monday, April 21, 2014 at 8:00 am. Zoning Board Members present when the meeting was called to order were James Harchenko, Tom Marman, Tony Wanner, Tama Smith, Zoning Administrator Kimberly Nunberg, Mayor Walter Losinski, City Council Wade Walworth, Tim Marman, and guests Jack Schneider, Vanessa Ueckert, Randy Dietz, Mike Braden, Ken Stedman, Swenda Braden and Paul Lautenschlager.

Nunberg read minutes from the meeting held on March 17, 2014. Wanner moved to approve the minutes, second by Marman. Motion carried unanimously.

Unfinished Business:

Smith moved to reconsider the motion made on January 21, 2014 which denied the request by Kenneth and Rita Dedeker for a change in zoning, second by Marman. Discussion. Motion carried unanimously. Nunberg will notify Dedeker's if they are still interested in re-zoning their land to Industrial a Public Hearing will be scheduled.

New Business:

A Public Hearing was held at 8:15 regarding the request for variance at 201 First Ave SE submitted by Beach School District #3. No Public Comment was received. Marman moved to approve the Request for Variance and Application for Building, second by Smith. Motion carried unanimously. A Public Hearing was held for request of variance at 458 4th Ave SE submitted by Jack Schneider. No Public Comment was receive. Smith moved to approve the Request for Variance and Application for Building, second by Wanner. Motion carried unanimously.

Ken Stedman requested two changes in zoning. The first request is for Woodhull's First Addition Block 6 Lots 7-12 to change from Residential 1 to Commercial 2 for the construction of an office building. The second request is for Woodhull's First Addition Block 8 to change from Residential 2 to Commercial 2 for construction of a proposed motel. Wanner moved to proceed with a Public Hearing on the two requests for zoning change, second by Smith. Motion carried unanimously.

Applications for Building were reviewed. Marman moved to approve the application for Beach Evangelical Church and proceed with Public Hearing for a Conditional Use, second by Wanner. Motion carried unanimously. Marman moved to approve the application for Brooke Davidson at 804 5th Ave NW, second by Wanner. Motion carried unanimously.

Paul Lautenschlager, Manager of Beach Coop Grain requested the following changes in zoning and a Conditional Use;

Glen Haven Park Block 20 & 21 from Commercial 2 to Agricultural

Glen Haven Park Block 22 & 23 from Residential 2 to Agricultural

Glen Haven Park Block 28 & 29 from Residential 1 to Agricultural

Conditional Use Only for the SE 1/4 Section 25 140 Range 106 Township Less tract Butte View

Lautenschlager presented a \$7m expansion plan for the facility which would involve the installation of 7000 feet of railroad track on 155 acres on the south side of Main Street. See

attached map. Lautenschlager mentioned the expansion will allow the facility to stay competitive by loading 110 unit train cars. The expansion project would provide additional jobs and increased tax revenue for the city. Marman moved to proceed with a Public Hearing on the request for zoning change and conditional use, second by Wanner. Motion carried unanimously.

No other business was brought forward. Marman moved to adjourn, second by Wanner. Motion carried unanimously.

Meeting adjourned at 9:00 am

Al Begger, Chairman

ATTEST:

Kimberly Nunberg, Zoning Administrator