

## BEACH ZONING BOARD PROCEEDINGS

A meeting of the Beach Zoning Board was called to order by President Tom Marman on February 19, 2013 at 8:00 a.m. Present when the meeting was called to order was Tony Wanner, Tama Smith, Jim Harchenko, Zoning Administrator Kimberly Nunberg, Deputy Auditor Jill Schatz, City Council Jeanne Larson and guests Jerry DeMartin, Paul Zook, Deb Walworth, Leslie Paul, Charles Fulton, Jim Groll and John Phillips. Absent: Chairperson Al Begger.

Nunberg read minutes from the meeting held on January 22, 2013. Wanner moved to approve the minutes as read, second by Smith. Motion carried unanimously.

### **Unfinished Business:**

None

### **New Business:**

A public hearing was held at 8:15 am to address the request by Lutheran Social Services for Conditional Use to allow twin homes and a daycare on Woodhull's Second Addition, Block 7 which is zoned Residential 1. Marman opened the floor for comments to those who were in attendance. Leslie Paul acting as spokesperson posed several questions; what type of housing would this be, why have detached garages in the front of the property, and if this development occurs will other improvements like paving, curb and gutter be assessed to the property owners. John Phillips, representing Lutheran Social Services mentioned twenty two property owners were notified by certified letter of the public hearing which stated this would be rental property of six twin homes to help alleviate the shortage of housing. Phillips went on to explain one of the reasons the garages are in front of the twin homes is due to size constraints of the lots. As far as any other improvements like curb, gutter and paving that would be a decision made by City Council. Phillips also stated a need for child care has been identified so they have incorporated a group daycare facility into the plan. Tama Smith expressed concerns on the size of the twin homes declaring the homes were substandard when compared to other homes in the area. Nunberg asked if consideration had been given to reduce the number of units and increase the size of those being proposed. Phillips explained six twin homes has always been the number used when seeking funds from other partnering agencies. Nunberg reminded everyone the purpose of today's hearing is only to address the conditional use request for the twin homes and daycare. Hearing no other comments, Wanner moved to make recommendation to the City Council to approve the request for Conditional Use which will allow twin homes and a daycare on Woodhull's Second Addition Block 7, second by Harchenko. Motion carried unanimously.

Nunberg reviewed Applications for Building from AT & T Velocitel and William Szudera. Wanner moved to approve the Applications for Building, second by Smith. Motion carried unanimously.

Wanner moved to adjourn, second by Smith. Motion carried unanimously. Meeting adjourned at 8:50 a.m.

ATTEST:

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Tom Marman, President

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Kimberly Nunberg, City Auditor