

BEACH ZONING BOARD PROCEEDINGS

A meeting of the Beach Zoning Board was called to order by Chairman Al Begger on Monday, July 15, 2019 at 8:00 a.m. Zoning Board members present when the meeting was called to order were Michelle Marman, Tom Marman, Tony Wanner, Leann Allen, Zoning Administrator Kimberly Gaugler, and guests Sue Finneman, Robert Weeks and David Meyers.

Minutes

Gaugler read the minutes from the meeting on June 17, 2019. Marman moved to approve the minutes, second by Allen. Motion carried unanimously.

New Business

At 8:15 a.m. there was a Public Hearing on an Application for Approval of Zoning Change submitted by Troy & Melanie Viner on behalf of Robert Weeks for property located at Hunter's 1st Addition, Block 2, Lots 1-5 (176 First Street NE). The request is to change zoning of the property from Commercial 2 to Residential 1. Gaugler mentioned notice was sent to twenty-five (25) property owners that are within 150' of the area being considered for re-zoning. Wanner moved to open the Public Hearing for comment, second by Michelle Marman. Motion carried unanimously. Robert Week mentioned a property owner inquired how the change in zoning may affect the property value or taxes. Gaugler explained that residential taxable value is 9% of the assessed value vs. commercial taxable value which is 10% of the assessed value. No other comments were made, and no written comments were received. Marman moved to close the Public Hearing, second by Wanner. Motion carried unanimously. Marman moved to make recommendation that City Council approve the request for zoning change at Hunter's 1st Addition, Block 2, Lots 1 -5 from Commercial 2 to Residential 1 and extend the rezoning to include lots 18-22 of this block, second by Allen. Motion carried unanimously.

An Application for Building with 2' Variance submitted by Brooklyn Zachmann at 309 First Street SE was reviewed. Wanner moved to make recommendation that the City Council approve the request for 2' Variance, second by Allen. Motion carried unanimously.

David Meyers met with the Zoning Board about obtaining a Conditional Use Permit for his property at 105 Central Avenue. Currently, the property is zoned Commercial 2 but is being utilized for residential purposes. Wanner moved to proceed to Public Hearing once an Application for Conditional Use is submitted, second by Allen. Motion carried unanimously.

There was discussion regarding City Ordinance 19.0406 Signs and Obstructions. Gaugler will check with surrounding cities on their permit process for signs and murals.

No other business was discussed. Marman moved to adjourn, second by M. Marman. Motion carried unanimously. Meeting adjourned at 9:00 a.m.

Attest:

Al Begger, Chairman

Kimberly Gaugler, Zoning Administrator