A regular meeting of the Beach Zoning Board was called to order by Chairperson Al Begger on Monday, August 19, 2024 at 8:00 a.m. Zoning Board members present when the meeting was called to order were Leann Allen (via telephone), Michelle Marman, Tracey Trask, Tony Wanner, Zoning Administrator Kimberly Gaugler and guests Ken Bartz, Allison Stearns, Carla Beeler, Jared Ross, Gary Howard, Ben Baker, Carrie Marman, Ashley Ueckert, and Audrey Schieffer.

Roll call was taken. All members were present.

Additions or Corrections to the Agenda & Approval
Trask moved to approve the agenda as presented, second by Marman. Motion carried unanimously.

Minutes
Gaugler read minutes from the meeting on July 15, 2024. Wanner moved to approve the minutes, second by Marman. Motion carried unanimously.

Zoning Administrator's Report
Gaugler mentioned the City Attorney is working with a property owner who is non-compliant with zoning setbacks and/or use of property. The next Zoning Board meeting will be held on Monday, September 16, 2024.

New Business
A Public Hearing was held at 8:15 for comment on an Application for Building with Conditional Use at 67 S. Central Avenue submitted by Badlands Building Solutions, LLC & Bartz Engineering Services, Inc. A Conditional Use Permit is necessary to install a radio transmission tower in a Commercial 1 zoning. Wanner moved to open the Public Hearing for comment, second by Marman. Motion carried unanimously. Gaugler mentioned notice of the Public Hearing was mailed to 17 property owners who were within 150' of the area requesting the conditional use.

Ken Bartz presented an overview of the radio station/tower project. Ken worked with Prairie West Development Foundation to secure a license from FCC for a 100' radio station tower with 100 MW. The frequency 90.5 FM will provide oldies music, local weather forecast, have the capability to broadcast live at events, and advertise local events. Initially, locations considered for the tower with building for equipment were in the SW area of town but still within city limits. This would ensure electricity and fiber optics were available. The radio station is operating out of an office space at 67 S. Central Avenue with a 3' antenna on the roof of the building. Current listening range of the radio station is 3-5 miles of the site. Estimated cost for the 100' tower is $30,000.

Comments and/or questions were received from Jared Ross, Carrie Marman, Ashley Ueckert, Allison Stearns, Kimberly Gaugler and Michelle Marman. General consensus of those comments were supportive of the radio station, not necessarily the location of the 100' tower downtown.

There being no other comments, Wanner moved to close the Public Hearing, second by Begger. Motion carried unanimously. The Public Hearing closed at 9:10 am. Wanner moved to table a recommendation for City Council until additional information is provided on the following; regulations on tower proximity to electrical transformers, and radiation levels emitted by the tower, second by Trask. Motion carried unanimously.

An Application for Building an addition to 411 S. Central Avenue was reviewed. Wanner moved to approved, second by Trask. Motion carried unanimously.

An Application for Building an addition to 309 4th Avenue SE was reviewed. Wanner moved to approved, second by Trask. Motion carried unanimously.

An Application for Building an addition to 289 2nd Avenue NE was reviewed. Wanner moved to approved, second by Marman. Motion carried unanimously.

An Application for Building an addition to 162 2nd Avenue SE was reviewed. Wanner moved to approved, second by Marman. Motion carried unanimously.

An Application for Building at 16841 Old Hwy 10 was reviewed. Wanner moved to approved, second by Trask. Motion carried unanimously.

No other business was brought forward. Allen moved to adjourn, second by Trask. Motion carried unanimously. Meeting adjourned at 9:35 a.m.

Attest:

_____

Al Begger, Chairperson

_____
Kimberly Gaugler, Zoning Administrator