



## **Zoning Board Meeting Agenda**

**City Hall – 153 E. Main Street**  
**Monday, June 16<sup>th</sup>, 2025 – 8:00 AM**

City of Beach  
153 East Main Street  
PO Box 278  
Beach, ND 58621-0278  
  
Phone: 701-872-4103  
Fax: 701-872-4924  
Email:  
[cityofbeach@midstate.net](mailto:cityofbeach@midstate.net)  
[www.beachnd.com](http://www.beachnd.com)  
Equal Opportunity Employer

### **Zoning Board Members**

Leann Allen-VP  
PO Box 250  
Beach, ND 58621

Al Begger-Pres.  
PO Box 843  
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
2. Roll Call of Members
3. Additions or Corrections to the Agenda & Approval
4. Recognize Visitors & Public Participation
5. Reading of the May 19<sup>th</sup> Meeting Minutes & Approval
6. Zoning Administrator's Written Report
7. Unfinished Business
8. New Business
  - Public Hearing at 8:15 a.m. on the Application for Conditional Use at 524 Central Avenue N to allow a commercial business in Residential 1 zoning
  - Joe & Sue Finneman - Application for Approval of Zoning Change at Hunter's 3<sup>rd</sup> Addition, Block 3, Lots 4-9 from Commercial-2 & Residential-1 to Commercial-2.
9. Adjourn

### **NEXT MONTH'S MEETING**

**Monday, July 21<sup>st</sup>**

*"We sweep the sidewalk not just for the dust, but for the dignity. A tidy block becomes a mirror, and in it, a community sees itself with pride."*

*Jeff Siegler*

**BEACH ZONING BOARD PROCEEDINGS**  
**PUBLISHED SUBJECT TO THE BOARDS REVIEW AND REVISION**

A regular meeting of the Beach Zoning Board was called to order by Chairperson Al Begger on Monday, May 19 at 8:00 am. Zoning Board members present when the meeting was called to order were Leann Allen, Michelle Marman, Tracey Trask, Tony Wanner, Zoning Administrator Kimberly Gaugler, guests Tom Marman and Stacey Swanson.

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 Wanner. Motion carried unanimously.

**Minutes**

Gaugler read minutes from the meeting on April 22, 2025. Wanner moved to approve the minutes, second by Allen. Motion carried unanimously.

**Zoning Administrator's Report**

Gaugler reviewed her written report. There is one Application for Building with a Variance and one Application for Conditional Use to review this month. Updates were given on the 2025 Street & Utility Improvement Project and the 2026 Main Street and Central Avenue Street Reconstruction. The next Zoning Board meeting will be held on Monday, June 16<sup>th</sup>.

**Unfinished Business**

Tom Marman mentioned the City Council has not passed the Second Reading of Ordinance 397 – Use of Storage Containers, as they are working to define what “temporary use” will entail.

**New Business**

An Application for Building with a 9' Variance at 160 3<sup>rd</sup> Avenue SE was reviewed. Allen moved to proceed to public hearing, second by Trask. Motion carried unanimously. A Public Hearing for comment on the 9' Variance is scheduled for June 16<sup>th</sup> at 7:30 p.m.

An Application for Conditional Use at 524 Central Avenue N was reviewed. A conditional use would be needed to operate Great Edge Therapy, LLC in residential zoning. Marman moved to proceed to public hearing, second by Trask. Motion carried unanimously. A Public Hearing for comment on the Conditional Use is scheduled for June 16<sup>th</sup> at 8:15 am.

No other business was brought forward. Wanner moved to adjourn, second by Allen. Motion carried unanimously. Meeting adjourned at 8:45 am.

Attest:

\_\_\_\_\_  
Al Begger, Chairperson

\_\_\_\_\_  
Kimberly Gaugler, Zoning Administrator



## **Zoning Administrator's Report**

### **Monday, June 16<sup>th</sup>, 2025**

1. There is one Application for Approval of Zoning Change to view this month. See the attached 19.0602-7 Procedure For Making Amendments
2. Legal notice to property owners regarding mowing and spraying for noxious weeds was published in the Golden Valley News issues May 15, 22, 29 & June 5. A fee of \$300.00 per lot will be charged if/when the city has to mow/spray.
3. Legal notice was published in the Golden Valley News on May 29th and June 5th regarding the Application for Conditional Use at 524 Central Avenue N to allow a commercial business in Residential 1 zoning. Notice was mailed to 10 property owners within 150' of the area requesting the Conditional Use. The Zoning Board will make a recommendation to the City Council based on information obtained at the Public Hearing.
4. Legal notice was published in the Golden Valley News on May 29th and June 5th regarding the Application for Building with Variance of 9' at 160 3rd Avenue SE. A Public Hearing is scheduled for June 16th at 7:30 pm for comments or questions on the request for variance.
5. Attorney Bouray has drafted the new Floodplains Ordinance since the Golden Valley County Flood Insurance Study has been finalized. Our new Flood Insurance Rate Map (FIRM) will go into effect September 19, 2025. The City Council had a First Reading of the Ordinance at their regular meeting on June 2<sup>nd</sup>.
6. The contractor for the 2025 Street & Utility Improvement Project started on April 14<sup>th</sup> and is progressing quickly. Tentatively, Knife River will begin paving on June 18<sup>th</sup>. Anticipated completion of the project is the beginning of July.
7. We are conducting the preliminary work for renewing the Renaissance Zone Plan for a 10 year period. Designation is set to expire on August 1, 2025. Since the Renaissance Zone went into effect we have managed 34 projects that have increased property value by 33.86% and increased taxable value by 32.20%. Please let us know if you have suggestions of areas to include in the new designation.
8. Staff from AE2S continue with door to door assisting homeowners in identifying the type of water service line that is in their home. This is one

of the new requirements for the Lead and Copper Rule Improvements that the city must be in compliance with.

9. Please be sure to stay connected by checking our City social media sites for community messages.



not in the best interest of the City of Beach, North Dakota, for the member to continue to serve.

Vacancies on the Zoning Commission shall be filled by the City Council of Beach, North Dakota within forty-five (45) days after the vacancy occurs. Those appointed to fill the vacancy shall be appointed for the unexpired term. If a vacancy should exist in the position which is required to be filled by the Board of County Commissioners of Golden Valley County, North Dakota, said Board shall fill said vacancy.

19.0602-7 Procedure for making amendments.

1. Applications for amendments shall be filed with the zoning administrator of technical review committee.
2. The zoning administrator shall present said application to the city zoning commission at its regular scheduled meeting.

19.0602-8 Notice of amendment hearings.

1. Once a week for two (2) successive weeks notice of the time and place of the hearing shall be published in the official newspaper of the city of Beach.
2. The zoning administrator shall notify applicant of the time and place of said hearing.
3. The zoning administrator shall post notice of time and place of said hearing on the affected site.
4. Notice of the hearing shall be mailed to owners of property within one hundred fifty feet (150') (excluding the width of street), of the property described in the application IT SHALL BE THE DUTY of the applicant to notify said adjoining owners. Notice shall be given at least 14 days prior to the date of hearing. Notice shall be given by certified mail, return receipt requested. Proof of service to said notice shall be filed with the board hearing the matter, prior to the hearing.

19.0602-9 Public hearings by zoning commission and city council.

1. Following a public hearing conducted by the zoning commission, said commission shall submit its recommendations concerning the proposed amendment



to the city council.

2. Upon receipt of the zoning commission's recommendations, the city council shall set a final hearing date for the proposed amendment.
3. Procedure for the notice of the final hearings shall follow that of the hearing conducted by the zoning commission.
4. Following the final hearing, the city council shall approve or disapprove the proposed amendment.

19.0602-10 Protests to amendments.

1. If a protest against an amendment is signed by the owners of twenty (20) percent or more:
  - (a) Of the area of the lots included in such proposed change; or
  - (b) Of the area adjacent, extending one hundred and fifty (150) feet from the area to be changed, excluding the width of streets, the amendments shall not become effective except by the favorable vote of three-fourths (3/4) of all the members of the city council of Beach.
2. A public hearing shall be held by the city council on all protests to amendments.
3. Once a week for two (2) successive weeks notice of the time and place of the hearing shall be published in the official newspaper of the city of Beach.
4. All protest to amendments shall be filed in writing with the city auditor within ten (10) days following approval of the amendment being protested.

19.0602-11 Application procedure for conditional use or temporary use permits.

1. Applications for a use permit shall be filed with the zoning administrator.
2. Application shall include:
  - (a) A description of the property, existing acescent structures and proposed uses and structures.

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: -2025 CUP

DATE ISSUED:

REVIEW DATE:

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## CONDITIONAL USE PERMIT

A Conditional Use Permit (CUP) is considered when a 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](mailto:cityofbeach@midstate.net).

**Applicant Name:** Teresa & Devin Steele

**Mailing Address:** PO Box 321 Beach, ND 58621

**Telephone Number:** 701-214-7759

**Address/Legal Description of Property:** 524 Central Ave. N Beach, ND

**Currently Zoned:** Residential 2

**Purpose for Conditional Use:** business use

**Additional comments from landowner:** I would plan on using this property for mental health therapy services. My business is called Great Edge Therapy, LLC. I provide individual mental health therapy for ages 4+ with evidence-based practice techniques included but not limited to play therapy, sand tray therapy, Cognitive Behavioral Therapy, Accelerated Resolution Therapy, and Solution Focused Therapy. Business hours would be from 8am-5pm Monday-Thursday. I would love the opportunity to bring more mental health services to our rural community! Thank you for your consideration in this matter.

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**Planning and Zoning Conditions for Approval -** *(each provision to be initialed by the applicant and by the Chairman of the Planning and Zoning Commission upon approval as evidence of agreement).*

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Applicant

5-1-25  
Date

\_\_\_\_\_  
Planning and Zoning Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
City of Beach, Mayor

\_\_\_\_\_  
Date



# CITY OF BEACH

# APPLICATION FOR APPROVAL OF ZONING CHANGE

CITY OF BEACH

ZONING ADMINISTRATOR

PHONE: (701) 872-4103 FAX: (701) 872-4924

153 E. MAIN STREET

PO Box 278

BEACH, ND 58621-0278

CITYOFBEACH@MIDSTATE.NET

APPLICATION NUMBER: \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_

## INSTRUCTIONS:

Return your completed application to the Zoning Administrator at the address above at least 3+ weeks before the regularly scheduled monthly meeting of the City Planning & Zoning Commission.

## APPLICANT INFORMATION:

Name: Joseph and Susan Finneinan  
Mailing Address: PO Box 398, Beach, ND 58621  
City, State Zip: 341 4th Ave NE  
Phone Number: 701-872-6466 or 701-527-8159

## THIS APPLICATION IS FOR A ZONING CHANGE IN:



City of Beach



Extraterritorial Jurisdiction\*

\*The extraterritorial jurisdiction of the City of Beach Zoning Commission is the corporate limits plus one mile as per ND Century Code 40-48-18.

## LEGAL DESCRIPTION AND SIZE OF PARCEL FOR WHICH A ZONING CHANGE IS BEING REQUESTED:

Lot(s): 4-9 Block(s): 3 Subdivision: Hunter's 3rd  
Qtr/Qtr: NE Section: 25 Township: 140 Range: 1060  
PARCEL NUMBER: \_\_\_\_\_ - \_\_\_\_\_ - 04794000 Size of Parcel: 0.971 acres

## PRESENT ZONING DISTRICT:

Highway Commercial & Residential

## REQUESTED CHANGE IS TO:

Highway Commercial

## PROPOSED LAND USE (BE SPECIFIC, USE ADDITIONAL SHEET IF NECESSARY):

Res. Zoned Lots  
adjoin Highway Commercial Lots. Used for a Bar/Shop and  
Vacant land for material storage and Conex Boxes.  
Also, Restore two approaches to property on 341 4th Ave NE

I hereby certify that I understand the City of Beach Zoning Ordinance as it applies to this application. I have reviewed and understand all covenants which may apply to this property, and believe them to permit the use(s) allowed by this Zoning Change. I agree to abide by all applicable City, State and Federal ordinances, laws and regulations in the use/development of this property. I hereby request favorable consideration of the above described zoning change request.

Sue Finneinan

Applicant Signature

5/23/25

Date