



## **Zoning Board Meeting Agenda**

### **City Hall – 153 E. Main Street**

### **Monday, August 18<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 July 21<sup>st</sup> Meeting Minutes & Approval
6. Zoning Administrator's Written Report
7. Unfinished Business
8. New Business
9. Adjourn

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

Monday, September 15<sup>th</sup>

*“Without community service, we would not have a strong quality of life.  
It's important to the person who serves as well as the recipient.  
It's the way in which we ourselves grow and develop.”*

*Dorothy Height*

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

A regular meeting of the Beach Zoning Board was called to order by Tony Wanner on Monday, July 21, 2025 at 8:04 a.m. Zoning Board members present when the meeting was called to order were Chairperson Al Begger (via telephone), Tracey Trask, Leann Allen (via telephone), Office Assistant Lea Massado and guests Public Works Superintendent Randy Dietz, City Council member Tom Marman, and Joe and Sue Finneman.

Roll call was taken. Michelle Marman was absent.

**Additions or Corrections to the Agenda & Approval**

Trask moved to approve the agenda as presented, second by Wanner. Motion carried unanimously.

**Minutes**

Massado read minutes from the meeting on June 16, 2025. Trask moved to approve the minutes, second by Allen. Motion carried unanimously.

**Zoning Administrator's Report**

Massado reviewed Gaugler's written report. There is an Application for Approval of Zoning Change with a Public Hearing scheduled to be held at 8:15 a.m. and two Applications for Building a Fence to review this month.

**Unfinished Business**

There is no unfinished business.

**New Business**

A Public Hearing was held at 8:15 a.m. for comment on an Application for Approval of Zoning Change at 341 4<sup>th</sup> Avenue NE. Wanner moved to open the Public Hearing for comment, second by Trask. Motion carried unanimously. Sue Finneman informed the Zoning Board that she and Joe have no plans to build a commercial building on the property and would like to continue to use the property as they have been doing. Ms. Finneman reviewed the history of the lots and stated that she and Joe are open to a C-1 zoning change instead of a C-2 zoning change. Marman stated that since zoning took place in the 1980s, changing the zoning for one person would set precedence. Marman expressed that requesting a zoning change to make the Finnmans' existing situation compliant would ruin the integrity of zoning. Marman stated that he would like to keep intact the buffer between residential and commercial zones. Discussion was held on the possible options of approving a variance, approving a non-conforming use permit, or "grandfathering in" the storage containers. Allen recommended that the City Council weigh in on the matter.

Marman stated that the drainage ditch would be addressed by the engineers at that evening's City Council meeting. Marman informed the Finnmans that the City Council would not be able to make a final decision at that evening's meeting and that another Public Hearing will be scheduled for next month. No other verbal or written comments were received. Allen moved to close the Public Hearing, second by Trask. Motion carried unanimously. Allen moved that Zoning not be changed, second by Wanner. Motion carried unanimously.

An Application for Building a Fence at 466 2<sup>nd</sup> Avenue SE submitted by Jordan Tescher was reviewed. Allen moved to approve, second by Trask. Motion carried unanimously.

An Application for Building a Fence at 405 4<sup>th</sup> Street SE submitted by Wayne and Beth Fahlstrom was reviewed. Trask moved to approve, second by Allen. Motion carried unanimously.

No other business was brought forward. Trask moved to adjourn, second by Wanner. Meeting adjourned at 8:57 a.m.

ATTEST:

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Al Begger, Chairperson

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Lea Massado, Office Assistant

## **Zoning Administrator's Report**

**Monday, August 18<sup>th</sup>, 2025**

1. An individual did pick up an Application for Conditional Use for residential living in a Commercial-1 zoning but as of today the application has not been returned.
2. If you can, please join us on August 27th at the Community Center at 6 p.m. to provide input on the 2025 Multi-Hazard Mitigation Plan presented by Emergency Manager Rachel Keohane.
3. The 2025 Street & Utility Improvement Project is nearly completed. BEK Consulting did an incredible job for our community.
4. The City Council will hold a Public Hearing at 7:30 pm on September 15<sup>th</sup> for comment and/or questions on the Final Budget for the Year Ending 2026.
5. The City Council will hold a Public Hearing at 7:45 pm on September 15<sup>th</sup> for comment and/or questions on an Application for Approval of Zoning Change submitted by Joe & Sue Finneman requesting to change the zoning of Hunter's 3rd Addition, Block 3, Lots 7, 8, 9 from Residential 1 to Commercial-2.
6. Please be sure to stay connected by checking our City social media sites for community messages.



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: 02-2025 CUP

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

### CONDITIONAL USE PERMIT

A Conditional Use Permit (CUP) is considered when 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.

**Applicant Name:** Lori Franks c/o Tiffany Stonehocker

**Mailing Address:** 1845 Wentworth Drive Billings MT 59105-3529 & 86 5<sup>th</sup> Street SW Beach, ND 58621

**Telephone Number:** 970-402-5270

**Address/Legal Description of Property:** 82 1<sup>st</sup> Street SE (Lot 14R, Block 2, Original Beach Township)

**Currently Zoned:** Commercial 1

**Purpose for Conditional Use:** Single Family Residential Unit

**Additional comments from landowner:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tiffany Stonehocker  
Tiffany  
Applicant

**Applicant**

Aug 18, 2025

Date

### Planning and Zoning Chairman

Date

City of Beach, Mayor

Date