

**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, August 18, 2025 at 8:07 a.m. Zoning Board members present when the meeting was called to order were Chairperson Al Begger (via telephone), Tracey Trask, Leann Allen, Office Assistant Lea Massado and guests Public Works Superintendent Randy Dietz, City Council member Tom Marman, and Tiffany Stonehocker.

Roll call was taken. Michelle Marman was absent.

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

Trask moved to approve the agenda with the addition of the Conditional Use Permit under New Business, second by Allen. Motion carried unanimously.

**Minutes**

Massado read minutes from the meeting on July 21, 2025. Trask moved to approve the minutes, second by Allen. Motion carried unanimously.

**Zoning Administrator's Report**

Massado reviewed Gaugler's written report.

**Unfinished Business**

There is no unfinished business.

**New Business**

The Conditional Use Permit at 1<sup>st</sup> Avenue SE was reviewed and discussion was held. Marman requested clarification as to whether the applicant should instead submit a non-conforming use permit rather than a Conditional Use Permit, since it is currently being used as a living area. Allen read the Zoning Ordinances pertaining to a Residential-1 zone, including the list of conditionally permitted uses and the list of prohibited uses. Discussion was held on whether Stonehocker is permitted to apply for a single-family unit within the Abstract Title Company property by submitting a Conditional Use Permit. Marman stated that the application process may require two public hearings and two corresponding newspaper publications advertising said public hearings and would like clarification from Zoning Administrator Kimberly Gaugler. Stonehocker stated that the building and the basement are currently being used for theatre space and that the conditional use will not be permanent. Stonehocker stated that her goal for the property is to use it as an Airbnb to host out-of-town theatre directors. Stonehocker stated that she plans to close on the property this week. Allen commented that Stonehocker should be up front with what she plans to do with the property and ought to state clearly and thoroughly as to what her intentions are on the application, particularly if those intentions involve monetary gain. Trask stated that the Conditional Use Permit, as presented, was broad and that the Zoning Board must understand Stonehocker's true intent. Trask moved that, pending clarification from Zoning Administrator Kimberly Gaugler that the submission of a Conditional Use Permit is applicable to this situation, that Stonehocker may use the property as a living area while going through the permitting process, second by Allen. Motion carried unanimously.

No other business was brought forward. Wanner moved to adjourn, second by Trask. Meeting adjourned at 8:21 a.m.

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ATTEST:

Al Begger, Chairperson

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Lea Massado, Office Assistant