

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 President Al Begger on Monday, September 15, 2025 at 8:00 a.m. Zoning Board members present when the meeting was called to order were Leann Allen, Michelle Marman, Tracey Trask, Tony Wanner, Zoning Administrator Kimberly Gaugler, and guests Public Works Superintendent Randy Dietz, Mayor Walter Losinski, Scott Trotter, John Stonehocker, Bruce Ross, and Jordanna Garland.

The Pledge of Allegiance was recited.

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 Allen. Motion carried unanimously.

Public Participation

There was no public participation.

Minutes

Gaugler read minutes from the meeting on August 18, 2025. Wanner moved to approve the minutes, second by Trask. Motion carried unanimously.

Zoning Administrator's Report

Gaugler reviewed her written report. There were no Applications for Building to review this month. A Public Hearing for comments or questions on an Application for Conditional Use will be held at 8:15 am. Twenty property owners were mailed notice of the Public Hearing as required by City Ordinance 19.0602-11. The City Council will hold a Public Hearing at 7:30 pm this evening for comment and/or questions on the Final Budget for the Year Ending 2026. The City Council will hold a Public Hearing at 7:45 pm this evening 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. Eighteen property owners were mailed notice of the Public Hearing as is required by City Ordinance 19.0602-8. The 2025 Street & Utility Improvement Project will close out by end of this month. The 2026 Main Street & Central Avenue Reconstruction Project is at the 60% design phase. The project could be bid as early as December of this year. The Renaissance Zone Plan submitted to the Division of Community Services in July was recently approved. If you know of people planning to make renovations, new construction or purchasing property within the Renaissance Zone please let us know so that we can reach out to them and provide information on the incentives available to them.

Unfinished Business

There is no unfinished business.

New Business

At 8:15 am, a Public Hearing was held for comment or questions on the Application for Conditional Use submitted by Lori Franks & Tiffany Stonehocker to allow a single-family

residential living in a Commercial-1 zoning. Wanner moved to open the Public Hearing, second by Marman. Motion carried unanimously. Gaugler read letters of opposition submitted by S&R Interiors, Laurie Rohan and Rohan's Hardware. Verbal comments were received from Scott Trotter, Mayor Walter Losinski, John Stonehocker, and Public Works Superintendent Randy Dietz. Allen read City Ordinance 19.0307-(1) Commercial District Intent, 19.0307-(2) Permitted uses and 19.0307-(3) Conditionally permitted uses.

There being no further public comment, at 8:36 am, Wanner moved to close the Public Hearing, second by Allen. Motion carried unanimously. Allen moved that recommendation be made to City Council to approve the Application for Conditional Use with the following conditions.

1. The Conditional Use Permit will be up for review one year from the date of approval.
2. The property owner ensures that one and one-half off-street parking spaces are available as per City Ordinance 19.0405-(3).

second by Wanner. Allen-yes, Trask-yes, Wanner-yes, Marman-no. Motion carried.

No other business was brought forward. Trask moved to adjourn, second by Wanner. Meeting adjourned at 8:40 a.m.

ATTEST:

Al Begger, Chairperson

Kimberly Gaugler, Zoning Administrator