

**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, October 20, 2025 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, others present included Zoning Administrator Kimberly Gaugler, guests Carla Beeler, Tom Marman, David Meyers 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 Marman. Motion carried unanimously.

**Public Participation**

Jordanna Garland mentioned she would be recording the meeting for the purpose of writing a news article.

**Minutes**

Gaugler read minutes from the meeting on September 15, 2025. Trask moved to approve the minutes, second by Marman. Motion carried unanimously.

**Zoning Administrator's Report**

There is one Application for Building, one Application for Building with Conditional Use and one Application for Conditional Use to review this month. A Public Hearing for comments or questions on the Application for Building with Conditional Use submitted by Nelson & Mechelle Hubert will be held at 8:15 am October 20<sup>th</sup>. Eighteen property owners were mailed notice of the Public Hearing as required by City Ordinance 19.0602-11. The 2025 Street & Utility Improvement Project was closed out on October 6<sup>th</sup>. The design phase of the 2026 Main Street & Central Avenue Reconstruction Project is nearly complete. The project could be bid in December of this year. 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. Please be sure to stay connected by checking our city social media sites for community messages.

**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 Building with Conditional Use submitted by Nelson & Mechelle Hubert to construct an accessory structure in Residential-1 zoning when a residential structure does not already exist. Wanner moved to open the Public Hearing, second by Trask. Motion carried unanimously. Gaugler reviewed the Application for Building with Conditional Use noting all areas comply but because

a residential structure does not exist, Conditional Use is needed. Gaugler read a letter from adjoining property owner Marietta Martin with suggestions of how the proposed accessory structure can complement the residential area. Tom Marman suggested the accessory structure setback on the alley side be 25', keeping it consistent with the setback requirement for front yards and side yards. There being no further public comment, at 8:20 am, Wanner moved to close the Public Hearing, second by Marman. Motion carried unanimously. Marman moved that recommendation be made to City Council to approve the Application for Building with Conditional Use with the understanding that the alley setback is 25', second by Wanner. Motion carried unanimously.

An Application for Building a fence at 431 3<sup>rd</sup> Avenue SE was reviewed. Trask moved to approve, second by Wanner. Motion carried unanimously.

An Application for Conditional Use to allow single family residential in Commercial-2 zoning submitted by David & Roxanne Meyers was reviewed. Trask moved to set the Public Hearing for the next meeting on November 17<sup>th</sup>, second by Wanner. Motion carried unanimously.

No other business was brought forward. Trask moved to adjourn, second by Marman. Meeting adjourned at 8:35 a.m.

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ATTEST:

Al Begger, Chairperson

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Kimberly Gaugler, Zoning Administrator