

## BEACH ZONING BOARD PROCEEDINGS

A meeting of the Beach Zoning Board was called to order by Chairperson Al Begger on Monday, May 19, 2014 at 8:00 am. Zoning Board Members present when the meeting was called to order were James Harchenko, Tom Marman, Tony Wanner, Tama Smith, Zoning Administrator Kimberly Nunberg, City Council Wade Walworth, Tim Marman, Jeanne Larson, Paul Lautenschlager, Mark Benes and guests Helen Walworth, Lorraine Wagner, Clay Farstveet, Luke & Maria Marman, Cheryl Shaw, Mel Bosselman, Gloria Ueckert, Eric Farstveet, Dan & Bobbie Sue Farstveet, Rory & Stephanie Farstveet, Jody Bragg, Kara Marman, Ray Tescher, Gene Allen, Marge Farstveet, Dave Quale, Vanessa Ueckert, Randy Dietz, Mike Braden, and Ken Stedman.

Nunberg read minutes from the meeting held on April 21, 2014. Harchenko moved to approve the minutes, second by Wanner. Motion carried unanimously.

### **Unfinished Business:**

Nunberg mentioned she had contacted Kenneth & Rita Dedeker and they are still interested in rezoning their property from Agricultural to Industrial. A Public Hearing will be set for the next regular Zoning Board meeting.

### **New Business:**

Four Public Hearings were scheduled for this meeting and will be heard in the following order;

1. Request for Conditional Use submitted by Beach Evangelical Church.
2. Request for Change of Zoning at Woodhull's First Addition Block 6 Lots 7-12 from R1 to C2 submitted by Ken Stedman and Brad Holtan for an office building.
3. Request for Change of Zoning at Woodhull's First Addition Block 8 from R2 to C2 submitted by Ken Stedman and Brad Holtan for a motel.
4. Request for Change of Zoning and Conditional Use at Glen Haven Park Block 20 & 21 from Commercial 2 to Agricultural, Glen Haven Park Block 22 & 23 from Residential 2 to Agricultural, Glen Haven Park Block 28 & 29 from Residential 1 to Agricultural, Conditional Use only for the SE ¼ Section 25 Range 140 Township 106 Less tract Butte View, submitted by Beach Coop Grain and Too Farm Farms, LLC for railroad track and spur lines.

Wanner moved to open the Public Hearings for comment, second by Marman. Motion carried unanimously.

1. No public comment was given. Wanner moved to recommend City Council approve the Conditional Use request, second by Harchenko. Motion carried unanimously.
2. Ken Stedman presented a building plan for the proposed office building which would be occupied by Whiting Oil & Gas Corp. Opposing comments were received from Mel Bosselman, Helen Walworth and Ray Tescher. The suggestion was made to move the office building from Woodhull's First Addition Block 6 to the NE corner of Woodhull's First Addition Block 8 which is also owned by Stedman and Holtan. Discussion. Stedman decided to withdraw the request for change of zoning.
3. Ken Stedman withdrew the request for change of zoning.

4. Paul Lautenschlager, Manager of Beach Coop Grain presented a \$7m expansion plan for the facility which would involve the installation of 7000 feet of railroad track on 155 acres on the south side of Main Street. See attached map. Lautenschlager mentioned the expansion will allow the facility to stay competitive by loading 110 unit train cars approximately 12 times per year. The expansion would result in 4 more employees, increased sales from \$40m to \$50m and increased tax revenue for the city. General comments and questions were received from: Bobbie Sue Farstveet, Randy Dietz, Mel Bosserman, and Ray Tescher. Opposing comments were received from: Cheryl Shaw, Maria Marman and Gloria Ueckert. Discussion. Marman moved to recommend City Council deny the request for change of zoning based on public comments received, second by Wanner. Motion carried unanimously.

Wanner moved to close the Public Hearings, second by Harchenko. Motion carried unanimously.

Applications for Building were reviewed. Marman moved to approve the following Applications for Building: Farmers Union 90 First Street NE, Troy & Joanne Tescher 701 First Street SW, and Clark Beach 131 Second Avenue SE, second by Wanner. Motion carried unanimously.

No other business was brought forward. Wanner moved to adjourn, second by Smith. Motion carried unanimously. Meeting adjourned at 9:20 am

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Al Begger, Chairman

ATTEST:

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Kimberly Nunberg, Zoning Administrator