

**CITY OF OKOBOJI BOARD OF ADJUSTMENT MINUTES  
FOR THE MEETING HELD ON WEDNESDAY, OCTOBER 5, 2016 AT 6:00 P.M.  
OKOBOJI CITY HALL**

The Board of Adjustment for the City of Okoboji met on the above date at 6:00 p.m. in the Okoboji City Hall. Board members present were Primavera, Colton, Waddell, and Peters. Absent: Fitzgibbons. Others present were: Jeff Ronsiek, Char Cooklin, Eric Winger, Kae Hoppe, Steve Hallgren, Dave Stein, Steve Dulin, Misty Dulin and Lissa Ballis.

Chairperson Primavera called the meeting to order at 6:00 p.m. Introductions were made at this time.

Primavera went on to explain the procedure for the meeting. Primavera read all correspondence pertinent to the variance request. Request was by Jeff Ronsiek owner of Lot 9 of West Okoboji Meadows, for relief of an east side yard setback of the zoning ordinance regulations.

Primavera then opened the public hearing.

Jeff Ronsiek explained that this property is unique in that a portion of the east lot line is subject to the 30' set back requirement due to the fact that it is adjacent to the road at the intersection of Depot Ave. and Julia Street. This additional 30' setback requirement basically means this particular lot has the equivalent of 3 front setbacks. Ronsiek stated he initially asked for a 2.5 feet variance but after speaking with Steve Hallgren Northwest Iowa Planning and Development it was determined the best course of action would be to shift the house 4' to the east in order to accommodate an access sidewalk to the front door on the west side of the property. Therefore, the variance requested on the east side of the property is now 6.5 feet instead of the original 2.5'.

Steve Hallgren, Northwest Iowa Planning and Development also added that Mr. Ronsiek has taken measures to design a house that will fit on this unique property with the smallest amount of variance as possible. The house is designed to be longer than wide to fit the lot with the front of the house facing Eloise Street. Hallgren also states that Julia Street at this property is much further away than the typical distance. This creates an unusual amount of greenspace which should be taken into consideration by the Board of Adjustment when making their decision.

Discussion ensued between board members and those in attendance with no opposing comments.

Primavera closed the public hearing.

Peters/Colton moved to approve the variance of 6.5' to the east side of the property. This entails moving the building 4' to the east in which a new plan will be presented before the permit is granted. Roll call vote. All present voted in favor. Unanimously approved 4-0. Motion carried.

With nothing further to discuss Peters/Waddell moved to adjourn at 6:34 P.M.

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Lissa Ballis  
Deputy City Clerk