

October 12, 2016

The Planning & Zoning Commission for the City of Okoboji, Iowa met in session on the above date at 4:30 P.M. in the Okoboji City Hall. Commission members present were: Pearson, Grant, Marousek, Mendenhall, and Shuttleworth. Others present were: Rich Nicklay, Steve Hallgren, Dave Stein, Brad Beck and Lissa Ballis.

Chairman Pearson called the meeting to order at 4:30 P.M. stating the purpose of the meeting was to consider/discuss a draft of the Lakeshore Landscaping Ordinance, to discuss communication services in R-2 Multi Family Residential Districts and scheduling of future public hearing for recommendation to the City Council on proposed new Ordinance.

Marousek/Mendenhall moved to approve the minutes of the previous meeting on 9/27/16 and 10/05/16. All ayes. Motion carried.

Mendenhall and Pearson asked about the procedure from the Smith Rezoning request. Dave Stein, City Attorney went on to explain that the Planning and Zoning Committee reviews the request and then the P & Z's decision is considered by the Council. There is a super majority Council vote requirement from a negative decision of the P & Z. The Council will make the decision as part of an ordinance amendment process. There are generally three readings. Two readings can be waived if the requisite number of votes are made.

The Committee began discussion on the zoning uses permitted in the R-2 Multi Family Residential Districts. It was determined that Local Utility Services listed in the principal permitted uses would include cell towers. The zoning Ordinance states that communication towers shall be permitted under a conditional use permit only in the A-1, R-2 and C-1 districts. Marousek went on to say that he did not understand that a communication tower was allowable in an R-2 district. He feels that the city has worked hard to keep everything under 35' in residential neighborhoods and does not agree that this should be allowable. Going forward he would like the Ordinance to be rewritten at some point to restrict this in the residential zoning districts. City Attorney Stein pointed out that there were FCC regulations in place that the City also needed to be cognizant of in terms of such restrictions. Steve Hallgren Northwest Iowa Planning and Development stated that while some communities exclude the towers from residential areas they make special provisions in an A-1 and C-1 zoning district. Much discussion ensued between Committee members and those in attendance on the topic. Mendenhall stated it was a good learning opportunity on such issues.

The Committee moved on to discuss the latest draft of the Lakeshore Landscaping Permit in which Steve Hallgren Northwest Iowa Planning and Development transitioned into an Ordinance form for the Committee to review. Revisions were made throughout the drafted Ordinance by those in attendance. The draft has been reviewed to completion. The Committee has asked Hallgren to make the final revisions before the next Planning and Zoning Committee meeting which was determined to be on Wednesday, October 26<sup>th</sup> at 4:30 pm. This will be a public hearing to consider, discuss, and make a recommendation to the City Council for an amendment to the city's zoning ordinance for the creation of a new Section 11.22 Lakeshore Landscaping and Development Regulation.

Mendenhall/Grant moved to adjourn. All ayes. Motion carried. Meeting adjourned at 5:47 P.M.

---

Lissa Ballis  
Deputy City Clerk