

**CITY OF OKOBOJI PLANNING AND ZONING MINUTES
FOR THE MEETING HELD ON WEDNESDAY, JUNE 14th, 2017, AT 5:00 P.M.
OKOBOJI CITY HALL**

The Planning and Zoning Board for the City of Okoboji met on the above date at 5:00P.M. in the Okoboji City Hall. Board members present were Hank Grant, Les Marousek, Barbara Mendenhall, Perry Pearson and Jane Shuttleworth. Others present were: Terry Monk, Travis Monk, Judy Burke, Rick Thaoen, Harlan Wittkopf, Rod Simonson, Kristi Leigh, Misty Katzfey, Don Prilipp, Sandy Prilipp, Owen Primavera, David Stein and Jason Peters.

Perry Pearson chaired the meeting and called the meeting to order at 5:00 P.M. Shuttleworth/Grant moved to approve the agenda. All ayes. Motion carried.

Shuttleworth/Grant moved to approve the minutes of previous meetings 02/28/2017, 04/10/2017 and 05/25/2017. All ayes. Motion carried.

Pearson explained that Planning and Zoning is to conduct a public hearing to review and make a recommendation on Kristy Leigh's Application for Conditional Use Permit at 1302 Highway 71 North, Okoboji, Iowa to formalize Okoboji Commons Hotel, LLC's outdoor service area for food and beverage. Administrator Peters explained the reasoning behind why Planning and Zoning was hearing this matter. Okoboji Commons Hotel, LLC had sought a liquor license in June of 2016 that included an outdoor service area. This was approved by the City Council. At this time, former staff indicated that a conditional use permit was not required. Administrator Peters explained that 2014, the City amended Article XIII Section 8.3 of the Zoning Ordinance by adding outdoor service area for food and beverage as a conditional use. Administrator Peters, explained that Lot 5 is zoned both commercial and residential, with the portion by the lake being residential.

Harlan Wittkopf stated he owns property near the area and that residents are worried about the area zoned R-2 being used commercially. Wittkopf stated that there is a storage unit being erected in the area zoned R-2. Kristi Leigh stated that the unit was for storage for kayaks and there would not be any sales of alcohol from the storage unit.

Owen Primavera offered some history as to why part of the lot was zoned R-2 and why part of the lot was zoned commercial. A discussion between Planning and Zoning and those in the audience took place regarding the lot being zoned both residential and commercial.

Those in the audience raised concern of the area zoned residential being used for commercial purposes. Chairman Pearson stated that the correspondences have been received regarding the conditional use permit and will be made a part of the record. Chairman Pearson asked if those in the audience would be satisfied if the outdoor service area for food and beverage does not include the area zoned residential. The consensus from the audience was that they would be agreeable to this. Terry Monk stated that he was concerned over late night partying taking place in the area zoned residential. A discussion between Mr. Monk and Ms. Leigh took place regarding issues with the property and how they can be worked out amongst the neighbors.

A discussion between Planning and Zoning and the applicants took place regarding how the sale of alcohol on the property is currently being controlled and what security is on site. Owen Primavera inquired as to whether mobile vendors and temporary structures would be allowed on the property. Administrator Peters and Attorney Stein suggested that this proceeding be limited to the conditional use permit for outdoor service for food and beverage.

Administrator Peters again explained the history as to how it was discovered that a conditional use permit for an outdoor service area for food and beverage was not granted at the time Okoboji Commons Hotel LLC's liquor license was granted and why the applicants are asking for one at this time.

Chairman Pearson asked the applicants whether the appropriate signage has been installed. The applicants stated that the signage was in place. A discussion between Planning and Zoning and the applicants took place regarding their hours of business.

Grant/Marousek moved to recommend to the Board of Adjustment that the Conditional Use Permit to grant Okoboji Commons Hotel, LLC an outdoor service area for food and beverage limited to those areas of Lot 5 Village Oaks zoned commercial be granted. Roll call vote. All ayes. Unanimously approved 5-0. Motion carried.

With nothing further to discuss Grant/Marousek moved to adjourn. All ayes. Motion carried. Meeting adjourned at 5:35 P.M.

Jason Peters
City Clerk/City Administrator
Zoning Administrator.