

**CITY OF OKOBOJI PLANNING AND ZONING MINUTES
FOR THE MEETING HELD ON MONDAY, JULY 17th, 2017, AT 6:00 P.M.
OKOBOJI CITY HALL**

The Planning and Zoning Board for the City of Okoboji met on the above date at 6:00 P.M. in the Okoboji City Hall. Board members present were Hank Grant, Les Marousek, Barbara Mendenhall, Perry Pearson and Jane Shuttleworth. Others present were: Jim Peters, Kay Peters, Shane Neavin and Jason Peters.

Perry Pearson chaired the meeting and called the meeting to order at 6:00 P.M. Shuttleworth/Grant moved to approve the agenda. All ayes. Motion carried.

Shuttleworth/Grant moved to approve the minutes of previous meetings 06/14/2017. All ayes. Motion carried.

Pearson explained that the Planning and Zoning is to conduct a public hearing to review and make a recommendation on an application for a Conditional Use Permit submitted by Shane Neavin dba Fare You Well, LLC, leasee of portion of Northerly 3' of Lot 11, Lot 12, and Southern half of Lot 13, Block A, Beck's Replat subdivision in the City of Okoboji, Iowa commonly known as 1021 Highway 71 South, Okoboji, Iowa. Mr. Neavin is requesting a conditional use permit for an outdoor service area for food and beverage. The property is currently zoned General Commercial (C-1) and under Article VIII, Section 8.3 a conditional use permit is required when any business or establishment incorporates an outdoor service area for food and beverage.

Pearson explained that the Board had received one letter from Martin Marten owner of Okoboji Plaza, LLC in opposition to the permit based on parking issues. Administrator Peters stated that he had not received any further written correspondences.

Kay Peters expressed concerns regarding adequate parking at the site for the additional use and how parking is monitored in the City. A discussion took place regarding section 12.4 of the zoning code that addresses the computation of parking spaces. Shuttleworth inquired as to whether arrangements can be made with Okoboji Plaza for Fare You Well to use parking spaces. Administrator Peters stated the code allows joint parking agreements. A discussion took place between the Board and Kay Peters on how inadequate parking affects the neighboring home owners and businesses. Mendenhall stated that inadequate parking is a safety issue. Marousek stated that he was concerned that the building already does not have adequate parking and would not be in favor of adding an additional use. Pearson stated that he frequents the building to have his bike repaired and the spaces are often full. Shane Neavin suggested that the conditional use permit could be contingent on them securing parking spaces from Okoboji Plaza. A discussion took place regarding the future of Peddlers, Solicitors, and Transient Merchant permits in the City. Mr. Neavin stated that he has a current permit in place. Grant inquired as to when this permit would expire. Administrator Peters stated that it would expire on February 16th, 2018. A discussion took place between the Board, Administrator Peters, and Mr. Neavin regarding why a conditional use permit was necessary for an outdoor service area for food and beverage. A discussion took place between the Board and members in the audience on whether the Board

could make a recommendation to the Board of Adjustment contingent on Mr. Neavin securing additional parking from Okoboji Plaza. Kay Peters suggested that Mr. Neavin be required to have someone on site to monitor where his customers are parking. Marousek stated that he felt that expanding the use of this property would cause more parking issues. Grant stated that he was against granting the conditional use based on parking issues. Mendenhall stated that she agreed that parking was issue, but would like to give Mr. Neavin the opportunity to get a written lease in place to secure additional spaces. Shuttleworth suggested that signage be placed that indicates spaces that are reserved for Fare You Well. A discussion took place between the Board members on what should be included in a proposed motion to approve the conditional use permit. Pearson stated that he feels the only way this can be granted is if Mr. Neavin can secure spots from Mr. Marten.

Mendenhall/Shuttleworth moved to recommend to the Board of Adjustment that a Conditional Use Permit to expire on February 16th, 2018, be granted to Fare You Well, LLC for an outdoor service area for food and beverage that on the following conditions: Fare You Well, LLC is able to obtain a written lease to secure six (6) additional parking spaces from Okoboji Plaza, LLC; Fare You Well, LLC provides adequate signage for the parking spaces; and Fare You Well, LLC provides staff to monitor parking. Roll call vote. Grant, Nay. Marousek, Nay. Mendenhall, Aye. Pearson, Aye. Shuttleworth, Aye. Approved. 3-2. Motion carried.

With nothing further to discuss Marousek/Grant moved to adjourn. All ayes. Motion carried. Meeting adjourned at 6:53 P.M.

Jason Peters
City Clerk/City Administrator
Zoning Administrator.