

CITY OF OKOBOJI PLANNING AND ZONING MEETING MINUTES
FOR THE MEETING HELD ON MONDAY, OCTOBER 1st, 2018 AT 5:30 PM
OKOBOJI CITY HALL

The Planning and Zoning Commission for the City of Okoboji met on the above date at 5:30 PM in the Okoboji City Hall. Commission members present were Perry Pearson, Jane Shuttleworth, Barbara Mendenhall, Hank Grant, and Les Marousek. Others present were City Administrator Michael Meyers, Saylor Meyers, and Landon Meyers.

Commissioner Perry Pearson chaired the meeting. Pearson called the meeting to order.

Motion made by Commissioner Mendenhall and a second by Commissioner Grant to approve the minutes from the previous Planning and Zoning Commission meeting held on September 4th, 2018. The following Commissioners voted "YEA": Pearson, Shuttleworth, Mendenhall, and Grant. The following Commissioners voted "NAY": None. Motion passed 4-0.

Commissioner Pearson held a public hearing to review and make a recommendation to the City of Okoboji City Council on a proposed text amendment to the City of Okoboji Zoning Regulations relating to Section 11.4, "STEPS, DECKS, and PATIOS".

Meyers advised that this proposal was in response to the Planning and Zoning Commission's discussion with Mr. Kirk Stauss at the previous meeting. Meyers advised that he worked on crafting language that would allow for the expansion of ground level concrete structures within the setbacks but that when putting the language together he was taking into strong consideration issues of drainage, especially on lakeshore lots. Meyers explained that this proposal would also allow for a cleanup in zoning language dealing with driveways.

Commissioner Grant expressed concern with the amount of potential lawn furniture and other obstructions that would create view issues between neighbors. Meyers advised that legally speaking side view is not a right of a neighbor. Commissioner Grant reiterated that this perhaps may be taken advantage of in the future.

Chairperson Pearson advised that he would be okay with this except in R-3 Zoning Districts. Commissioner Shuttleworth asked if it could be limited to just the rear yard. Meyers advised that would essentially take R-3 properties out of this proposal given that their rear yard currently has no setbacks.

Commissioner Mendenhall asked for clarification on concrete patios in a non-lakeshore lot. Meyers explained that in all zoning districts all concrete patios and other concrete structures must be fit within the buildable area of the lot.

Meyers advised that if the expansion into the rear yard was not favorable that the Planning and Zoning Commission continue to consider the language cleanup relating to driveways and walking paths.

Chairperson Pearson commented that what the Commission might like to see is an encouragement of pervious pavers and other pervious surfaces written into this amendment.

Chairperson Pearson requested that the verbiage of the proposal be rewritten and proposed to the Commission again at a later date. Pearson commented to consider loosening the restrictions on patios in R-1 and R-2 zoning districts.

Commissioner Grant inquired as to how concrete in the side yards may affect emergency response. Commissioner Shuttleworth commented on the American's With Disabilities Act.

Commissioner Mendenhall expressed concern about drainage issues. Meyers commented that Iowa State Law regulates drainage between two private property owners.

Chairperson Pearson tabled the agenda item instructing City Staff to revise with the comments from the Planning and Zoning Commission in consideration.

Commissioner Pearson held a public hearing to review and make a recommendation to the City of Okoboji City Council on a proposed text amendment to the City of Okoboji Zoning Regulations relating to Section 13.4.8, "TEMPORARY SIGNS - POLITICAL".

Meyers explained that old versions of the City of Okoboji Zoning Regulations had defined language on size and duration of political signs. Meyers believed that when the Zoning Regulations were revised in 2013 that political signs were overlooked and left out. Meyers was concerned about very large political signs being placed in residential yards and was also concerned about the duration of which they are erected. Meyers also expressed frustration with political signs being placed within the City's right-of-way.

Motion made by Commissioner Shuttleworth and a second by Commissioner Grant to recommend the proposed text amendments to the City of Okoboji Zoning Regulations relating to Section 13.4.8, "Temporary Signs – Political" to the City of Okoboji City Council. The following Commissioners voted "YEA": Pearson, Shuttleworth, Mendenhall, and Grant. The following Commissioners voted "NAY": None. Motion passed 4-0.

The Planning and Zoning Commission discussed the Lakeshore Landscaping Ordinance. Meyers commented that the Board of Adjustment should be removed from the process as it is a duplicate of approvals and not the best use of staff, resident, or Board of Adjustment member's time.

Commissioner Shuttleworth asked how it could be considered a conditional use permit without the Board of Adjustment's involvement. Meyers commented that he would likely attempt to rewrite so that it was not a conditional use permit, instead a standalone lakeshore landscaping permit. Commissioner Shuttleworth expressed the need to have a notification process to the neighbors. Meyers advised that possibly that could remain in the ordinance. Meyers did comment that he felt the 500' notification was too much and that the City should consider a 250' notification. Meyers advised that residents significant off the lakeshore are getting notifications and become confused as to what is happening.

Meyers commented that he felt more simple projects should be able to be approved administratively. Chairperson Pearson responded by saying that is the intent of having repair and replace section of the ordinance.

Meyers gave an example as to what he felt was a simple project and was not sure if it qualified for the lakeshore landscaping ordinance or not.

Commissioner Shuttleworth commented on the plantings portion of the ordinance. Shuttleworth believed that while there were a variety of plants to choose from, not always did they make sense for each exact project. Shuttleworth wondering if the City could work with a master gardener or some other plantings expert to approve the plantings on the lakeshore banks.

Meyers advised that he would take the information from the Planning and Zoning Commission and work on revisions to the ordinance to be represented to the Commission at a later time. Meyers advised that this may take a while to accomplish.

The Planning and Zoning Commission discussed the idea of an Open Space Zoning District. Commissioner Mendenhall explained the intent was to be able to put a large piece of property into a conservation and non-developable property. The Commission discussed various properties in town that may or may not be interested in considering an Open Space Zoning District. The Commission reviewed and discussed a similar zoning district from Carlsbad, California.

Commissioner Mendenhall suggested that if there were an Open Space district that the City could take the lead and rezone Speier Park. Meyers reminded the Commission that a zoning change generally needs the favor of the property owner. Commissioner Mendenhall requested that the City work with Northwest Iowa Planning and Development to draft a zoning district that would fit Okoboji.

Meyers advised that there should be a small group working on this draft.

Chairperson Pearson and the Commission discussed their schedules over the winter and to their availability to have meetings.

A motion was made by Commission Mendenhall and a second was made by Commissioner Grant to adjourn the meeting. The meeting was adjourned at 6:53pm.

ADJOURNMENT

Michael Meyers

Zoning Administrator