

**CITY OF OKOBOJI BOARD OF ADJUSTMENT MINUTES  
FOR THE MEETING HELD ON WEDNESDAY, FEBRUARY 8<sup>th</sup>, 2017 AT 5:30 P.M.  
OKOBOJI CITY HALL**

The Board of Adjustment for the City of Okoboji met on the above date at 5:30 P.M. in the Okoboji City Hall. Board members present were Dennis Colton, Joyce Waddell, and Rebecca Peters. Absent: Owen Primavera and Ann Fitzgibbons. Others present were: Mike Hoiem, Amanda Harskamp, Mary VanderWoude, and Jason Peters.

Dennis Colton chaired the meeting and called the meeting to order at 5:30 p.m.

Colton explained the agenda for the meeting. Request was made by Mike Hoiem with Hoiem Construction Services, LLC on behalf of Mr. Mark Peterson of 7107 Lakeshore Drive to construct a new roof on the property that will entail raising the existing roof by 24 inches. The construction will also involve removing an existing chimney chase from the structure. The proposed construction represents an expansion of an existing nonconforming use, as stated in Section 14.3 of the Okoboji Zoning Ordinance.

Colton read into the record the Staff Report from Jason Peters and a correspondence from Mr. Hoiem requesting the variance. Colton inquired as to whether proper notification had been given to the surrounding property owners. Jason Peters stated that on January 25<sup>th</sup>, 2017, the public hearing notice was sent to certified addresses as supplied by the applicant. Colton then opened the public hearing.

Mr. Hoiem appeared on behalf of the owner and asked whether the members were familiar with the property. All members present stated that they had viewed the property. Mr. Hoiem explained the history behind the ownership of the property. Mr. Hoiem also explained that the proposed construction is necessary to bring the property up to date for today's heating and cooling standards.

Waddell inquired as to whether the City had received any comments from surrounding property owners. Jason Peters explained that the City had received one email from a surrounding property owner and that the property owner was not opposed to the construction. Discussion ensued between board members and those in attendance with no opposing comments.

Rebecca Peters/Waddell moved to approve the variance to allow the owner to expand the existing nonconforming build through the construction of a new roof on the property that will entail raising the existing roof by 24 inches. The construction will also involve removing an existing chimney chase from the structure. Roll call vote. All present voted in favor. Unanimously approved 3-0. Motion carried.

With nothing further to discuss Waddell/Rebecca Peters moved to adjourn at 5:45 P.M.

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Jason Peters  
City Clerk/City Administrator  
Zoning Administrator.