

**CITY OF OKOBOJI PLANNING AND ZONING MINUTES
FOR THE MEETING HELD ON WEDNESDAY, APRIL 25TH, 2018 AT 1:00 PM
OKOBOJI CITY HALL**

The Planning and Zoning Board for the City of Okoboji met on the above date at 1:00 PM at the City of Okoboji City Hall. Board members present were Les Marousek, Barbara Mendenhall, Jane Shuttleworth, Hank Grant, and Perry Pearson (by telephone). Others present were Brad Beck (City Engineer), Jeff Rose, Michael Kramer, Matt Lanfear and Michael Meyers (City / Zoning Administrator).

Jane Shuttleworth chaired the meeting and called the meeting to order. The Pledge of Allegiance was recited by all in attendance.

Les Marousek made a motion to call the meeting to order. The motion was seconded by Hank Grant. The following Commissioners voted "YEA": Marousek, Mendenhall, Shuttleworth, Grant, and Pearson. The following Commissioners voted "NAY": None.

The Planning and Zoning Commission considered approving the meeting minutes from the April 2nd meeting. Perry Pearson asked that the minutes further clarify the permits which were discussed as it relates to "The Inn" redevelopment. Barbara Mendenhall made a motion to approve the minutes based on the clarification of the permits needed by the developer. The motion was seconded by Grant. The following Commissioners voted "YEA": Marousek, Mendenhall, Shuttleworth, Grant, and Pearson. The following Commissioners voted "NAY": None.

Shuttleworth opened a public hearing to consider a conditional use permit for lakeshore landscaping for Terry and Sherri Lutz, 3907 Lakeshore Drive, Okoboji, Iowa 51355. There were no individuals present to speak in favor or disapprove of the conditional use permit. Brad Beck gave an overview of the proposed project. Beck advised that this project meet all the requirements of the Lakeshore Landscaping Ordinance.

Marousek made a motion to close the public hearing. The motion was seconded by Grant. The following Commissioners voted "YEA": Marousek, Mendenhall, Shuttleworth, Grant, and Pearson. The following Commissioners voted "NAY": None.

Marousek made a motion to recommend to the Board of Adjustment that the conditional use permit for Terry and Sherri Lutz at 3907 Lakeshore Drive be approved. The motion was seconded by Grant. The following Commissioners voted "YEA": Marousek, Mendenhall, Shuttleworth, Grant, and Pearson. The following Commissioners voted "NAY": None.

Shuttleworth opened a public hearing to consider a conditional use permit for lakeshore landscaping for Robert, Mary Sue, and Stephen Ackley at 6909 Lakeshore Drive, Okoboji, Iowa 51355. Jeff Rose, the engineer working on the project, represented the property owner at this public hearing. Beck gave an overview of the proposed project. Beck advised that there was no sub drainage showed on the plans as the ordinance requires. Beck also noted that there were no

plans for native field stones being used in this project. Beck noted that the property owner desired to match the existing stacked stone already on the site and that the Planning and Zoning Commission would need to waive that requirement if they felt appropriate.

Rose and Mark Kramer agreed that there be additional sub drainage behind the walls and would do so.

Shuttleworth advised that the plants selected were good, but that she advised on several other alternatives that perhaps would fit the project better. Shuttleworth advised the Planning and Zoning Commission that the list afforded to residents by the City is perhaps too large and that the Planning and Zoning Commission may want to reduce the amount of available plants.

Rose advised that there were no erosion problems where the existing stone was, the requested waiver would be so that the stone would match what is already existing.

Mendenhall made a motion to close the public hearing. The motion was seconded by Marousek. The following Commissioners voted "YEA": Marousek, Mendenhall, Shuttleworth, Grant, and Pearson. The following Commissioners voted "NAY": None.

Grant made a motion to recommend to the Board of Adjustment that the conditional use permit for Robert, May Sue, and Stephen Ackley at 6909 Lakeshore to be approved with the waiver of the need for natural field stone and added the requirement of sub drainage behind the retaining walls. The motion was seconded by Mendenhall. The following Commissioners voted "YEA": Marousek, Mendenhall, Shuttleworth, Grant, and Pearson. The following Commissioners voted "NAY": None.

Shuttleworth opened a public hearing to consider a conditional use permit for lakeshore landscaping for Matt and Jill Lanfear of 1903 Lakeshore Drive, Okoboji, Iowa 51355. Matt Lanfear passed out several photos to the Planning and Zoning Commission and discussed the project. Lanfear advised that he wished to remove the existing wood walls and replace with matching stacking stone. Lanfear advised that he wished to create a garden of Babylon type effect with the plantings. Lanfear discussed that the decking on the bank was okay and not in need of replacement at this time.

Beck advised that the walls, as proposed, were too high to be compliant with the lakeshore landscaping ordinance.

Mendenhall asked how long the project would take from start to finish. Kramer advised four to five weeks. Lanfear mentioned that they likely would not start this project until much later in the summer.

Shuttleworth asked why the desire to use stacking stone when native stone would better match the shoreline and the neighboring property. Lanfear commented his shoreline is much more vertical compared to the horizontal nature of the neighboring property.

Marousek commented that stacked stone is a good alternative and likely will have a long life expectancy.

Shuttleworth noted that the neighboring property looks natural and nice. Shuttleworth commented that the Planning and Zoning Commission needs to consider what exceptions are being made compared to the intent of the lakeshore landscaping ordinance.

Beck commented that due the height of the walls that boulder walls would really have a hard time given the current plan. A requirement of boulders would likely cause the property owner to have to redraw the whole plans. Beck advised that the stacked stone would likely hold the bank better and improve water ground water.

Marousek asked if the wall which is being considered for a height waiver could be broken up into two walls to comply with the ordinance. Kramer noted that he looked into that but that would have taken more room than the current proposal and could have jeopardized the sidewalk running parallel to the bank and potentially created a safety issue.

Marousek made a motion to close the public hearing. The motion was seconded by Grant. The following Commissioners voted "YEA": Marousek, Mendenhall, Shuttleworth, Grant, and Pearson. The following Commissioners voted "NAY": None.

Grant made a motion to recommend to the Board of Adjustment that the conditional use permit for Matt and Jill Lanfear at 1903 Lakeshore to be approved with the waiver of the need for natural field stone and the waiver of the height of the partial wall. The motion was seconded by Mendenhall. The following Commissioners voted "YEA": Marousek, Mendenhall, Shuttleworth, Grant, and Pearson. The following Commissioners voted "NAY": None.

Michael Meyers advised those in attendance that the process now moves to the Board of Adjustment. Meyers advised of the necessary publications and that the City would move as quickly as possible to get that meeting scheduled.

Meyers requested that the Planning and Zoning Commission a recurring date each month that the Planning and Zoning Commission meet. The Planning and Zoning Commission agreed to meet the first Monday of each month at 5:30 PM.

Pearson asked what had happened to the fourth lakeshore landscaping applicant that was previously discussed. Meyers advised that the applicant had pulled out due to the complexity of the requirements. Meyers advised that he believed the ordinance is likely too restrictive and that the Planning and Zoning Commission may want to review the ordinance towards the end of the 2018 construction season. Beck advised that the City's low impact development ordinance went through a similar process.

Marousek made a motion to adjourn the meeting at 1:56 PM. The motion was seconded by Pearson. The following Commissioners voted "YEA": Marousek, Mendenhall, Shuttleworth, Grant, and Pearson. The following Commissioners voted "NAY": None.

Michael Meyers
City Administrator
Zoning Administrator