

**CITY OF OKOBOJI PLANNING AND ZONING MEETING MINUTES  
FOR THE MEETING HELD ON MONDAY, AUGUST 6, 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 and Karla Kopsas.

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

Motion made by Commissioner Shuttleworth and a second by Commissioner Mendenhall to approve the minutes of the previous Planning and Zoning Commission meeting on June 25<sup>th</sup> and July 2<sup>nd</sup>, 2018. The following Commissioners voted "YEA": Pearson, Shuttleworth, Mendenhall, Grant, and Marousek. The following Commissioners voted "NAY": None. Motion passed 5-0.

Commissioner Pearson held a public hearing to review and make a recommendation to the City of Okoboji Board of Adjustment on a conditional use permit for lakeshore landscaping from Karla Kopsas representing the property owner (Tritium Parnters LLC) at 6305 Lakeshore Drive. Ms. Kopsas spoke in relation to the project explaining to the Commission that the intent of this project was to simply replace the stone on the existing façade on the lakeshore. Kopsas explained that there would be no need to excavate or otherwise change the presently existing structure and that this was simply re-facing the wall with the proposed stone. City Administrator Meyers commented that the application was unique due to the fact that the proposed stone was not considered native field stone as defined in the City's ordinance and as a result could not be considered under Section 8.B of the ordinance which allows for repairs and replacement. Meyers commented that both the City Engineer and an engineer hired by the applicant have written letters to the fact that the applicant has stated and the project does not represent any land disturbing or structural alterations to the lakeshore bank.

Motion made by Commissioner Grant and second by Commissioner Marousek to recommend approval to the Board of Adjustment with the waiver of the need for the use of native field stone, to have good silt fence application along the lakeshore, and to let the City know should there be any need for an alteration or extension on the proposed timeline. The following Commissioners voted "YEA": Pearson, Shuttleworth, Mendenhall, Grant, and Marousek. The following Commissioners voted "NAY": None. Motion passed 5-0.

Commissioner Pearson discussed the initiation of the rezoning process for Lots 1, 2, 3, 4, and 5 of the Whitecap Addition from the presently split zoned R-1 (Single Family Residential) and R-3 (Lakeshore Residential) to entirely R-3 (Lakeshore Residential) as per Section 19.2 of the City of Okoboji Zoning Regulations. City Administrator Meyers commented that this was essentially to clean up the zoning in the newly subdivided lots commenting that the City would like to have this done prior to the issuance of building permits as the split zoning could create complications in the

permitting process. Meyers commented that this makes sense from a zoning perspective and that these lots should be R-3.

Motion made by Commissioner Mendenhall and a second by Commissioner Grant to have City Staff initiate the rezoning request and for the Planning and Zoning Commission to consider the rezoning of Lots 1, 2, 3, 4, and 5 of the Whitecap Addition at the September 4<sup>th</sup>, 2018 meeting at 5:30pm. The following Commissioners voted "YEA": Pearson, Shuttleworth, Mendenhall, Grant, and Marousek. The following Commissioners voted "NAY": None. Motion passed 5-0.

City Administrator Meyers discussed with the Commission a recent failure by a wireless company to get a permit approve the build a cellular tower. Meyers expressed that he felt there was some potential that the City may inadvertently be creating a hardship on cellular towers and suggested that the Commission review some of the language within the Zoning Regulations. Meyers advised that he would come back with some suggestions at another meeting. No action taken.

The meeting was adjourned.

ADJOURNMENT

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Michael Meyers, City Administrator