

**CITY OF OKOBOJI BOARD OF ADJUSTMENT MINUTES
FOR THE MEETING HELD ON TUESDAY, AUGUST 28TH, 2018 AT 6:00PM
OKOBOJI CITY HALL**

The Board of Adjustment for the City of Okoboji met on the above date at 6:00 PM in the Okoboji City Hall. Board members present were Owen Primavera, Joyce Waddell, Ann Mugge, Dan Sanders, and Steve Dulin. Others present were Michael Meyers, City Administrator, Karla Kopsas, Anna Harmon, Mackenzie Burton

Board Member Owen Primavera chaired the meeting. Primavera called the meeting to order at 6:00 PM.

Motion made by Board Member Sanders and a second by Board Member Dulin to approve the minutes of the previous Board of Adjustment meeting for July 31, 2018. The following Board Members voted YEA: Primavera, Waddell, Mugge, Sanders and Dulin. The following Board Members voted "NAY: None. Motion passed 5-0.

Chairperson Primavera opened a public to consider the conditional use permit application for lakeshore landscaping for Tritium Partners, LLC, 6305 Lakeshore Drive, Okoboji, Iowa 51355. There were no written letters disapproving or in favor of the project. Ms. Karla Kopsas was present to speak in favor of the project as well as represent the property owner.

Chairperson Primavera read aloud documentation presented to the Board by the City Administrator outlining the project. Primavera commented that upon observation of the property he is in agreeance that the brick façade is in need of replacement. Primavera commented that the project is proposed to have no land disturbing activity. Ms. Kopsas showed an example of the proposed stone to be used. Kopsas asked about raising the east wall. She was advised that was not part of the recommended approval from Planning and Zoning Commission and that the Board of Adjustment could not consider that. Board member Sanders asked about what is behind the existing wall. Kopsas advised that it was concrete block. Kopsas advised the structure will stay and no footings will be replaced or altered. Board member Dulin discussed how this was a repair and replacement more so than a full-fledged lakeshore landscaping project. Kopsas advised that they plan to start after Labor Day. Board member Mugge confirmed with Kopsas that the brick was being replaced by the stone and that it is a flat cut. Kopsas advised that they project would not disturb dirt at all but that silt fencing would be installed near the lakeshore.

Chairman Primavera closed the public hearing and asked if the Board had any other comments. Board member Mugge inquired as to why this project was required to go through the lakeshore landscaping process. Meyers advised that the difference in stone was what triggered the process. Chairman Primavera advised that if this project carries through the winter that no dirt should be exposed due to the removal of the façade.

Motion made by Board Member Mugge and a second by Board Member Sanders to approve the conditional use permit under the conditions that if this project carries into the

spring that the city will be notified and that the applicant utilize good silt fence application along with with the waiver of the stone. The following Board Members voted YEA: Primavera, Waddell, Mugge, Sanders and Dulin. The following Board Members voted "NAY: None. Motion passed 5-0.

Chairperson Primavera opened a public to consider a variance request submitted by Anna Harmon, on behalf of Stephens College, for a variance to build an 88.65x70.375' accessory structure located closer to the front lot line than the front line of the principal building. There were no written letters disapproving or in favor of the project. Ms. Mackenzie Burton and Ms. Anna Harmon were present to represent the property owner.

Chairperson Primavera read aloud documentation presented to the Board by the City Administrator outlining the project including reading aloud Section 17.5.A-D of the City of Okoboji Zoning Regulations. Harmon presented to the Board a large site plan showing the difference in distance from the front lot line from the existing structure compared to the new structure. Harmon explained how existing structures will already be closer than the proposed structure will be and generally will be in the exact same location as the existing building which it will replace. Board member Waddell asked if the slab would be able to be reused, Harmon explained that it would not be. Harmon commented that the demolition process will be approved by the Siouxland Health Department. Meyers explained that this project has been approved by the Design Review Committee and the City Council has approved the design of the structure. Harmon commented on their hope to have this done by June 1st, 2019. Board member Dulin commented on his concerns that it was so far forward. Harmon commented that the current building exists in a similar location and there is already established green space and gathering area used by the Summer Theatre.

Chairman Primavera closed the public hearing and asked if the Board had any other comments. Board member Mugge commented that she was comfortable with this because of the existing structure that is presently there and that it's not a private residence but a commercial establishment. Board member Dulin commented that this project does not increase the non-conformity of the land.

Motion made by Board Member Dulin and a second by Board Member Wadell to approve the variance request. The following Board Members voted YEA: Primavera, Waddell, Mugge, Sanders and Dulin. The following Board Members voted "NAY: None. Motion passed 5-0.

Chairman Primavera commented on how he believes that the Board of Adjustment should be removed from the lakeshore landscaping ordinance due to the fact that the Planning and Zoning Commission were the ones who drafted the ordinance and are giving recommendations for approval.

Motion made by Board member Dulin and a second by Board Member Mugge to adjourn the meeting. The following Board Members voted YEA: Primavera, Waddell, Mugge, Sanders and Dulin. The following Board Members voted "NAY: None. Motion passed 5-0.

The meeting was adjourned at 6:50 PM.

ADJOURNMENT

Michael Meyers
City Administrator