

**CITY OF OKOBOJI PLANNING AND ZONING MEETING MINUTES  
FOR THE MEETING HELD ON MONDAY, DECEMBER 3, 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 Barbara Mendenhall, Les Marousek, and Hank Grant, appearing by phone. Commission members absent were Perry Pearson and Jane Shuttleworth. Others present were City Administrator Michael Meyers and Steve Hallgren.

Barbara Mendenhall chaired the meeting. Mendenhall called the meeting to order.

Motion made by Commission Marousek and a second by Commission Grant to approve the minutes from the previous Planning and Zoning Commission meeting held on October 1<sup>st</sup>, 2018. The following Commissioners voted “YEA”: Mendenhall, Marousek, Grant. The following Commissioners voted “NAY”: None. Motion passed 3-0.

Commissioner Mendenhall moved agenda item 5 in place of agenda item 4.

Commissioner Mendenhall 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 2.1 “General Zoning Definitions” and Section 11.12 “Accessory Use Buildings and Uses” to clarify regulations pertaining to attached and roofed structures.

Meyers advised that this proposal was primarily to further define and strengthen the text to better regulate what constitutes an attachment when considering an accessory structure attached to the principle structure on a property. Meyers felt as though the text as presently written was too loose and likely did not meet the intent of the original ordinance. The text amendments help stronger define the words ‘ATTACHED’, ‘BREEZEWAY’, ‘BOARDWALK, PASSAGEWAY, or WALKWAY’, ‘GAZEBO’, ‘PERGOLA’, and ‘ROOF’. The amendment also further defines what constitutes an attachment and other aspects to ensure that there was no doubt as to what was allowable when an applicant elects to attach their accessory structure to their principle structure. Commissioner Marousek asked that the word ‘ROOF’ be replaced in the definition of pergola with the word ‘covering’. There were not individuals present to speak in favor or against the proposed amendment. There were no written letters in favor or against the proposed amendment.

Motion made by Commission Marousek and a second by Commission Grant to recommend the proposed text amendments to the City of Okoboji Zoning Regulations to Section 2.1, “General Zoning Definitions” and Section 11.12 “Accessory Use Buildings and Uses”. The following Commissioners voted “YEA”: Mendenhall, Marousek, Grant. The following Commissioners voted “NAY”: None. Motion passed 3-0.

Steve Hallgren with Northwest Iowa Planning and Development Commission discussed with the Planning and Zoning Commission a proposed 'Open Space' or 'Conservation' zoning district. Hallgren presented to the Commission local zoning ordinances from Arnolds Park, Orleans and West Okoboji. Hallgren discussed multiple different aspects of open space zoning. Commissioner Mendenhall and Grant discussed the City rezoning Speier Park to this proposed district and discussed other potential areas that may be considered for this type of rezoning. Commissioner Mendenhall commented that if the City were to rezone Speier Park it could set an example and let others know that this type of zoning district were available. Hallgren commented that ultimately this zoning district greatly reduces the ability to build any structure and protects the overall openness of the property. Commissioner Mendenhall asked about how the provided zoning ordinances were different than each other. Hallgren advised that various different communities have subtle tweaks from each other that are community specific. Meyers advised that likely the City would formulate a base foundational ordinance and the Planning and Zoning Commission would evolve it to fit the City of Okoboji.

Commissioners present requested that Steve Hallgren and Michael Meyers work together to create a foundational draft of the 'Open Space' zoning district and bring it back to a future meeting. No other action taken.

Commissioner Mendenhall opened discussion relating to lakeshore landscaping. Meyers inquired about mechanical vehicular lifts on the lakeshore. The Commissioners present believed that they would be allowable so long as appropriate stabilization techniques took place. Meyers also inquired about the winter suspension of weekly storm water inspections.

A motion was made by Commissioner Mendenhall and a second by Commissioner Marousek to adjourn the meeting. The meeting was adjourned at 6:14 PM.

ADJOURNMENT