

CITY OF OKOBOJI PLANNING AND ZONING COMMISSION MEETING MINUTES
FRIDAY, JUNE 14, 2019 – 1:00 PM
OKOBOJI CITY HALL

The Planning and Zoning Commission for the City of Okoboji met on the above date at 1:00pm in the Okoboji City Hall. Commission members present were Barb Mendenhall, Jane Shuttleworth, Perry Pearson, and Hank Grant. Commissioner Les Marousek was absent. Others present were City Administrator Michael Meyers, City Engineer Brad Beck, Rick Wilkerson, Barb Wilkerson, and Mat Hanson. Jeff Sieberg was present by telephone.

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

Pearson explained that the meeting was called in an effort to learn more about a technique and product as Strata Web, a geogrid used for ground stabilization and slope erosion control. Pearson invited Jeff Sieberg, with Mortarless Systems Engineering, to speak on the product.

Sieberg gave an overview of the product. Sieberg explained that it is an alternative for slope reinforcement in lieu of concrete block. Sieberg explained that it would create a green practical slope. Sieberg explained that the geocells are a fascia to the retaining system.

Commissioner Shuttleworth inquired about the ability for plants to root into the geocells. Sieberg discussed that generally the cells come in variable heights and the back portion is filled with rock and the front is filled with dirt. Sieberg explained that it would really depend on the depth of soil they could fit into the cell. Pearson explained that some of the plants requested have tremendously deep roots. Seiberg explained that he felt even if the roots outgrow the depth of the dirt, it would grow into the rock and further stabilize.

Commissioner Mendenhall asked Mat Hanson to explain how he plans to use the Strata Web on a specific lakeshore. Hanson explained his proposed mixture of retaining wall and Strata Web in an effort to stabilize the midsection of the lakeshore.

Seiberg explained that the Strata Web is similar to retaining walls in that you are creating a reinforced soil mass to hold back the slop of the bank to help prevent future failure and that natural grasses can grow on it.

Hanson explained that for a unique high shoreline this is a really good alternative to create a green faced structure that will protect the bank.

Pearson asked about silt control and commented on the amount of exposed dirt. Hanson explained that he would do the necessary silt fencing and tarp when necessary.

Rick Wilkerson explained that he was really happy about the proposed slope this product would help create.

Hanson explained that his background is in horticulture and that he would find the best possible plants to fit this system.

Wilkerson explained that he felt as though the drainage happening on the south side of his property was negatively effecting his shoreline. Mendenhall explained that this should be corrected before investing into the lakeshore.

Pearson asked how to design for these heavy rainfall events. City Engineer Brad Beck explained that the design standard for 100-year rain events was recently increased from 6.92" inches in 24 hours to 7.5". These are standards utilized by all engineers.

Mendenhall asked Sieberg how they consider heavy rain events. Sieberg explained that the Strata Web designs for saturated soils or how much water flows over the top of the product. Sieberg explained that they also design for the hydrostatic pressure behind the wall. Sieberg explained that is the pressure caused by the water which percolates through the soil.

The Commission discussed various different aspects of the Wilkerson's lakeshore relating to erosion.

City Administrator Meyers explained that this meeting was intended to educate the Commission on this product and that the applicant would need to go through a full application and the entire lakeshore landscaping process.

City Engineer Beck brought up the possibility of claiming Wilkerson's property as an emergency. Pearson agreed. Meyers read aloud the regulations relating to claiming a bank an emergency repair.

Mendenhall commented that the problem across the road should be fixed first. Meyers expressed hesitation advising that the Council would need to be involved in such an expenditure project. Meyers explained that the City could consider and study it.

Mendenhall commented that this bank is an emergency.

Sieberg explained that their final design would be significantly more detailed than what the Commission presently has in their hands.

Pearson encouraged the applicant to move forward with whatever necessary emergency work needs to be done.

Meyers explained that the next Planning and Zoning Commission meeting would be on July 1, 2019 and wasn't sure if that was sufficient time to get this started on the official process.

No other action was taken.

Hanson briefly discussed with the Commission another project that he was working on and the type of stone being utilized. Hanson commented on how the Planning and Zoning Commission had previously recommended for approval changes in the Lakeshore Landscaping ordinance and how he desired to use a different type of stone that is not currently allowable but would be allowable in the future if the ordinance passes. The Commission heavily advised that the stone be screened by plantings. Pearson explained that he would be operating under the existing ordinance and not the recommended one. Meyers explained that the recommended option needs to be approved by Council and could take one or up to three months.

The meeting was adjourned at 1:56 PM.

ADJOURNMENT.

MICHAEL MEYERS

CITY ADMINISTRATOR

CITY OF OKOBOJI