

CITY OF OKOBOJI PLANNING AND ZONING COMMISSION MEETING MINUTES

MONDAY, JULY 1, 2019 – 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 Les Marousek, Hank Grant, Perry Pearson, and Barb Mendenhall. Commissioner Jane Shuttleworth joined the meeting at 5:36 pm. Others present were City Administrator Michael Meyers, City Engineer Brad Beck, Mat Hanson, Bill Phelps, Scott Shevel, and Clark Matthews.

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

Motion made by Commissioner Mendenhall and a second by Commissioner Grant to approve the minutes from the previous Planning and Zoning Commission meeting held on June 3, 2019. The following Commissioners voted “YEA”: Marousek, Mendenhall, Grant, Pearson. Motion passed 4-0.

Chairperson Pearson introduced and opened a public hearing for consideration of a conditional use permit for lakeshore landscaping from George and Sally Phelps, 5109 Lakeshore Drive, Okoboji, Iowa. There were no written letters in favor or in opposition of the lakeshore landscaping.

City Engineer Brad Beck gave an overview from the City’s perspective.

The Commission discussed the project in detail with Mat Hanson, landscaper, including the existing trees, the current need for reconstruction, type of stone being utilized.

City Administrator Meyers advised that if approved, the Planning and Zoning Commission would need to waive the type of stone. Meyers advised that the proposed stone does not meet the requirements for the current ordinance but reminded the Planning and Zoning Commission that it would be approved under the revised ordinance which was recommended to the Council for approval at the July 9, 2019 Council meeting.

Mat Hanson described the Rosetta Stone that was being proposed for this project and how it is engineered to work.

Commissioner Shuttleworth offered opinions on a mixture of plants options that might bloom earlier than what is being proposed.

A motion was made by Commissioner Grant and a second by Commission Marousek to recommend approval to the Board of Adjustment with the waiver of type of stone being used. The following Commissioners voted “YEA”: Marousek, Mendenhall, Grant, Pearson, Shuttleworth. Motion passed 5-0.

City Administrator Meyers explained that the Board of Adjustment meeting would be held on Tuesday, July 30, 2019 at 6:00pm. Mat Hanson inquired about potentially invoking the emergency clause in the lakeshore landscaping ordinance to allow for work to start sooner. Hanson

commented on the current integrity of the wall and was concerned about the potential that it could further deteriorate in the next month. The Commission discussed and considered this. Chairperson Pearson felt that there was reasonable concern that the existing retaining wall was in imminent danger of falling forward. Meyers read out loud the rationale for invoking emergency action as provided in the lakeshore landscaping ordinance. Commissioner Shuttleworth asked if there was any limited activity that could be done to prevent potential failure and Hanson advised that he was doubtful that there was any limited activity and did not want to expose the bank for three weeks.

A motion was made by Commissioner Mendenhall and a second by Commissioner Shuttleworth to consider this lakeshore bank in need of emergency repair and to start work as soon as possible prior to the Board of Adjustment meeting. The following Commissioners voted "YEA": Marousek, Mendenhall, Grant, Pearson, Shuttleworth. Motion passed 5-0.

Chairperson Pearson introduced and opened a public hearing for consideration of a conditional use permit for lakeshore landscaping from Rick and Barbara Wilkerson, 3707 Fairfield Street, Okoboji, Iowa. There were no written letters in favor or in opposition of the lakeshore landscaping.

City Engineer Brad Beck gave an overview from the City's perspective.

Chairperson Pearson advised that the Planning and Zoning Commission had already reviewed this plan in detail at the previous Planning and Zoning Commission held on June 14, 2019.

The Planning and Zoning Commission discussed storm water runoff on the south side of the property which may negatively impact the lakeshore. City Administrator Meyers advised that he did not believe at this time that this was a City issue and that it should be addressed by the property owner.

Other detailed and technical aspects of the project were discussed. Chairman Pearson acknowledged the difficulty in stabilizing this particular bank.

Chairperson Pearson inquired if this was still to be an emergency situation. Administrator Meyers advised the Commission that they declared this one an emergency at a previous Planning and Zoning meeting.

A motion was made by Commission Shuttleworth and a second by Commissioner Mendenhall to recommend approval to the Board of Adjustment with the waiver of wall height and allow for the use of the proposed Strata Web. The following Commissioners voted "YEA": Marousek, Mendenhall, Grant, Pearson, Shuttleworth. Motion passed 5-0.

Chairperson Pearson presented and discussed the request to the City to vacate an unneeded easement located on 6909 and 6913 Lakeshore Drive. City Administrator Meyers advised that this was part of the preliminary and final platting process of the Project Blue Addition. Meyers advised that they desire to relocate the storm sewer along newly created lot lines in an effort to make the newly platted lots buildable. Meyers advised that City Staff was okay with this but there was some on-going discussion as to the potential upsizing of the storm sewer pipe, remodeling of the intake sewer, and potential cost shares which would be considered at the City Council level.

A motion was made by Commission Mendenhall and a second by Commissioner Grant to recommend approval of the vacation of the easement to the City Council. The following Commissioners voted “YEA”: Marousek, Mendenhall, Grant, Pearson, Shuttleworth. Motion passed 5-0.

Chairperson Pearson presented and discussed the request to the City for the preliminary plat of the Project Blue Addition.

A motion was made by Commission Mendenhall and a second by Commissioner Shuttleworth to recommend approval of the preliminary plat for the Project Blue Addition. The following Commissioners voted “YEA”: Marousek, Mendenhall, Grant, Pearson, Shuttleworth. Motion passed 5-0.

Chairperson Pearson presented and discussed the request to the City for the final plat of the Project Blue Addition.

A motion was made by Commission Grant and a second by Commissioner Marousek to recommend approval of the final plat for the Project Blue Addition on the condition that the applicant submit the necessary material for a surety bond for public improvements. The following Commissioners voted “YEA”: Marousek, Mendenhall, Grant, Pearson, Shuttleworth. Motion passed 5-0.

City Administrator Meyers inquired with the Planning and Zoning Commission as to their thoughts on ‘safety fencing’ on the lakeshore of properties. Meyers advised some residents are inquiring about and reminded the Commission that fencing is not allowed on the lakeside of properties.

The Commission members were not overly supportive of allowing for this and advocated for creative landscaping solutions over fencing.

No action taken.

City Administrator Meyers inquired about specific rock types and as to whether or not the Commission felt as though they met the intent of the potential new lakeshore landscaping ordinance.

No action taken.

A motion was made by Commissioner Pearson and a second by Commissioner Marousek to adjourn the meeting. The following Commissioners voted “YEA”: Marousek, Mendenhall, Grant, Pearson, Shuttleworth. Motion passed 5-0.

ADJOURNMENT

Michael Meyers

City Administrator