

CITY OF OKOBOJI BOARD OF ADJUSTMENT MEETING MINUTES FOR THE
MEETING HELD ON TUESDAY, JULY 30, 2019 AT 6:00 PM
OKOBOJI CITY HALL

The Board of Adjustment for the City of Okoboji met on the above date at 6:00pm in the Okoboji City Hall. Board Members present were Joyce Wadell, Ann Mugge, Steve Dulin, Dan Sanders, and Owen Primavera. Others present were City Administrator Michael Meyers, Katie Shaw, Julie Merryman, Mat Hanson, and Rick Wilkerson.

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

Motion made by Board Member Sanders and a second by Board Member Wadell to approve the minutes of the previous Board of Adjustment meeting on June 25, 2019. The following Board Members voted YEA: Wadell, Mugge, Dulin, Sanders, and Primavera. Motion passed 5-0.

Chairperson Primavera opened a public hearing to consider a conditional use permit application for lakeshore landscaping for Rick and Barbara Wilkerson owners of Lot 4 and the South ½ of Lot 5, Block C, Beck's Replat, City of Okoboji, Dickinson County, Iowa more commonly referred to as 3707 Fairfield Street. Administrator Meyers expressed that there were no letters written in favor or in opposition of the proposed project. Mat Hanson and Dr. Rick Wilkerson were present to speak on behalf of and in favor of the proposed project.

Chairperson Primavera read aloud the relevant documentation including, but not limited to, project details, schedule, planting mix, and details relating to the use of Strata Web. City Administrator Meyers advised that the wall height was waived by the Planning and Zoning Commission and that the use of Strata Web as significantly discussed at the Planning and Zoning Commission level. Meyers gave a detailed history of the applicant's process to get to the current meeting and that this process started over a year ago. Meyers advised how different and difficult this particular bank is. Mat Hanson described to the Board of Adjustment in the detail and took several questions on how Strata Web works.

Primavera closed the public hearing at 6:19 PM and asked the Board of Adjustment for any final comments. No other comments were offered.

A motion was made by Board Member Dulin and a second by Board Member Wadell to approve the conditional use permit as submitted and recommended. The following Board Members voted YEA: Wadell, Mugge, Dulin, Sanders, and Primavera. Motion passed 5-0.

Chairperson Primavera opened a public hearing to consider a conditional use permit application for lakeshore landscaping for George and Sally Phelps owners of Lot 5 and party of adj. Ash Street and part of Lot 11 W of Road in the Maplewood Subdivision, City of Okoboji, Dickinson County, Iowa more commonly referred to as 5109 Lakeshore Drive. Administrator Meyers expressed that there were no letters written in favor or in opposition of the proposed project. Mat Hanson was present to speak on behalf of and in favor of the proposed project.

City Administrator Meyers gave a brief overview of the project and the process in which it has taken to get to this meeting. Chairperson Primavera read aloud details and documents relating to the lakeshore restoration project.

Board Member Sanders inquired about the use of Rosetta Stone as part of this project. The Board discussed other properties in town who have Rosetta Stone product as the primary stone. City Administrator Meyers advised that under the current ordinance this is an approved stone, however that this particular permit began under the old ordinance. Meyers advised that the Planning and Zoning Commission recommended a waiver of use of stone for this project.

Board Member Mugge asked why Rosetta Stone was considered and not natural stone. Hanson advised that this was the closest natural look that they could get to with an engineered plan that could be stamped by a certified engineer.

City Administrator Meyers inquired to Mat Hanson about the plantings. Hanson advised that the two walls would largely be screened by plantings once everything is established. Meyers explained that if and when Rosetta Stone is presented in the future that the City is to consider the amount of vegetative screening that will take place.

Primavera closed the public hearing at 6:36 PM and asked the Board of Adjustment for any final comments. No other comments were offered.

A motion was made by Board Member Wadell and a second by Board Member Dulin to approve the conditional use permit as submitted and recommended. The following Board Members voted YEA: Wadell, Mugge, Dulin, Sanders, and Primavera. Motion passed 5-0.

A motion was made by Board Member Dulin and a second by Board Member Mugge to adjourn the meeting. The following Board Members voted YEA: Wadell, Mugge, Dulin, Sanders, and Primavera. Motion passed 5-0.

ADJOURNMENT

Michael Meyers

City Administrator