

CITY OF OKOBOJI PLANNING AND ZONING COMMISSION MEETING MINUTES
MONDAY, AUGUST 5, 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 Jane Shuttleworth. Barb Mendenhall was present via video conference. Others present were City Administrator Michael Meyers, City Engineer Brad Beck, Evan Del Val, Clark Matthews, Garrett Reynolds (by telephone), and Ben Roush (by telephone).

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

Motion made by Commissioner Grant and a second by Commissioner Shuttleworth to approve the minutes from the previous Planning and Zoning Commission meeting held on June 14, 2019 and July 1, 2019. The following commissions voted “YEA”: Martousek, Mendenhall, Grant, Pearson, Shuttleworth. Motion passed 5-0.

Chairperson Pearson introduced and opened a public hearing to make a recommendation on a lakeshore landscaping permit application from Project Blue, LLC, 7001 Lakeshore Drive, Okoboji, Iowa. There were no written letters in favor or opposition of the lakeshore landscaping.

Garrett Reynolds, representing the project owner, gave an overview of the proposed project. Reynolds explained that the intent of the project was to maintain the natural ecology of the lakeshore and to keep it as native and least disruptive as possible. Reynolds explained the challenges of the lakeshore due to the steep slope and the need for preservation of the plants that are doing their job while removing the invasive species that exist on the lakeshore. Reynolds explained that hydroseeding would be utilized. Reynolds detailed how they would utilize a technique known as live staking in which live plants are utilized to help stabilization and are staked into the ground. Reynolds explained that they hope to have an extension of timeline beyond the calendar year to complete the project in order to achieve the most success.

Commissioner Mendenhall inquired about erosion control at the shoreline. Evan Del Val advised that additional rip-rap would be brought in. Reynolds advised on silt control during the construction.

Commissioner Marousek identified fencing on the lakeshore that he felt was in violation of the City’s ordinance. City Administrator Meyers agreed and advised he felt like it was in violation of the City’s zoning code and that it was not the Planning and Zoning Commission’s authority to approve the fence. Meyers argued that if the applicant desired to proceed with the fencing that they would need to go to the Board of Adjustment.

The Planning and Zoning Commission discussed the proposed fencing. Commissioner Mendenhall advised she felt that the intent of the fencing could be achieved through landscaping.

A motion was made by Commissioner Shuttleworth and a second by Commissioner Grant to recommend for approval the project as submitted by Project Blue, LLC on condition that the fencing is not part of the project unless approved by the City's Board of Adjustment and to allow for an extension of the allowable timeline. The following commissions voted "YEA": Marousek, Mendenhall, Grant, Pearson, Shuttleworth. Motion passed 5-0.

Chairperson Pearson discussed completed lakeshore landscaping projects. City Administrator Meyers and City Engineer Brad Beck discussed the results of some completed lakeshore landscaping projects. Beck explained deficiencies on two projects, one of which City Staff believed to be a significant variance from what was submitted to the City.

The Commission discussed what the repercussions could or should be in these instances which included, but were not limited to, re-doing the project, fines, and appearing before the Planning and Zoning Commission to explain their actions.

City Administrator Meyers asked how the Planning and Zoning Commission would like City Staff to proceed with current and future projects. Commissioner Mendenhall advised that she felt as though the contractor needed to come in and have a discussion with the Planning and Zoning Commission. Mendenhall advised that the City needs to take a harder stance on advising applicants that changes that occur mid-project need to be approved by the City.

No further action taken.

Chairperson Pearson discussed the Conservation Zoning District. City Administrator Meyers explained that the City Council rejected this zoning district and had multiple questions that they desired to be answered before further consideration. The Commission discussed making the recommended various changes. Meyers explained that he could re-draft the zoning district and present it back to the Commission at a future meeting.

No further action taken.

Chairperson Pearson discussed allowable fence materials within the zoning regulations. City Administrator Meyers explained that applicants have been approved by the Board of Adjustment to use a certain type of fence material. Meyers received input from the Board of Adjustment and others that this should be an administratively approvable material. Meyers advised the Planning and Zoning Commission that he would draft changes to the fencing ordinance and present at a future meeting.

No further action taken.

Chairperson Pearson discussed permeable / pervious patios and walkways. City Administrator Meyers explained that the ordinance as it is currently written is confusing in his estimation. Meyers explained difficulty in reviewing permits and as to whether or not permeable walkways should be permitted. Meyers explained that he understands the intent of the ordinance but that he currently felt like it was too gray. Meyers advised that he would draft some changes and present at a future meeting.

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

The meeting was adjourned at 7:13 PM.

ADJOURNMENT.

Michael Meyers

City Administrator