

**CITY OF OKOBOJI PLANNING AND ZONING COMMISSION MEETING MINUTES
MONDAY SEPTEMBER 3, 2019 – 5:30PM
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. Commissioner Barb Mendenhall was excused. Others present were City Administrator Michael Meyers, BJ Ferguson, Mike Hoiem, Cynthia Murphy, Bill Murphy, John Wills, and Aaron Jones.

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

Motion made by Commissioner Shuttleworth and a second by Commissioner Grant to approve the minutes from the previous Planning and Zoning Commission meeting held on August 5, 2019. The following Commissioners voted “YEA”: Marousek, Grant, Pearson, and Shuttleworth. Motion passed 5-0.

Chairperson Pearson presented and discussed lakeshore landscaping permit 18-18. Chairperson Pearson commented that the final as-built project did not match what was approved and submitted. The Commission discussed with BJ Ferguson, contractor, on why there were changes to the plans. Commissioner Marousek commented how different the final product was in comparison to what was approved. Ferguson commented that some of this stuff has to change as they build and that the slopes and soils shift and change. Ferguson agreed the lakeshore appears to be ‘hard’ right now but that it will soften up as the ground cover and other plants establish. Ferguson commented he met with the City on October 23, 2019 and discussed changes. City Administrator Meyers agreed that the City approved the removal of a tree, however he felt the final as-built was significantly different than what was submitted and that there was no modified site plans submitted. After discussion the Commission agreed that the final product was consistent with the intent of the ordinance, however, heavily advised the contractor that in the future changes to the plan must be communicated with the City prior to changes.

A motion was made by Commissioner Grant and a second by Commissioner Marousek to accept and close out the final project for lakeshore landscaping permit 18-18. The following Commissioners voted “YEA”: Marousek, Grant, Pearson, and Shuttleworth. Motion passed 5-0.

Chairperson Pearson introduced and opened a public hearing to make a recommendation on a lakeshore landscaping permit application from Aaron Jones, 3711 Fairfield Street, Okoboji, Iowa. There were no written letters in favor or opposition of the lakeshore landscaping.

John Wills, Dickinson County Clean Water Alliance, representing the property owner, gave an overview of the proposed project. Wills advised that the goal is to rid the lakeshore bank of competing and existing vegetation and plant with native prairie and oaks. Wills advised that the deep rooted plants would be an alternative to stabilization with walls. Wills explained that the process involves clear cutting the lakeshore down, the utilization of Round Up to get rid of all competing vegetation, and to hydroseed with native prairie plant. Wills presented examples of this

process that have taken place on East and West Lake Okoboji. Wills continued to address the use of Round Up commenting on its quick dissipation and advised they are using a very small amount.

Commissioner Shuttleworth inquired about just trimming away all of the brush instead of utilizing the chemical. Wills advised that you can try to do it without the chemical but you would see massive amounts of weeds and explained the difficulty of maintaining that. Wills discussed the stability of the bank and how the hydroseeding would help retain stability. Wills discussed in detail his calculations to help determine stability of banks.

Commissioner Shuttleworth commented on a number of phone calls she had received about the proposed project. Meyers advised that another resident was considering a similar project and several neighbors had questions. Shuttleworth commented to Wills that anytime chemicals are being utilized to defoliate a lakeshore that it must first receive a permit from the City.

Commissioner Marousek asked if this was the best time of the year to do this work. Wills advised that the fall is the best time followed by the spring. Marousek commented that the end result of this project is the intent of the ordinance.

Commissioner Grant expressed concern over erosion with this projects. Wills commented that they have done several banks in this manner that have not had any significant erosion. Wills advised everything has risk. Commissioner Grant referenced material provided by the applicant and commented that he did not appreciate the use of Round Up so near the lake. Wills addressed the concerns and discussed the dissipation and adhesiveness of the chemical.

Commissioner Marousek presented an alternative to Round Up. BJ Ferguson commented that the presented alternative does not as effectively kill the root system as Round Up does.

Chairperson Pearson advised that he has seen similar projects on East Lake Okoboji and was in favor in moving forward due to the final result to be very much the intent of the lakeshore landscaping ordinance.

Chairperson Pearson inquired about whether or not a certified applicator was needed to apply the chemical. Commissioner Shuttleworth advised that it is not required for Round Up. Pearson asked what company was applying the chemical. BJ Ferguson commented that he believed if you are charging someone for your services that you need to be a certified applicator.

City Administrator Meyers inquired about the necessity to submit weekly storm water inspections. Meyers commented on the overall duration of this project being approximately 3 years.

Commissioner Grant commented again about his strong concerns over erosion and the use of the chemical near the lake.

Chairperson Pearson asked if the applicant might consider utilized a cover crop. Wills explained their use of mulching and advised that cover crop will compete with the plants and slow the process down. Wills explained the adhesiveness and tackiness of the hydroseeding.

Commissioner Shuttleworth commented that she was the last person to ever recommend herbicide but believed that this was a step in the right direction in an effort to get lakeshores back to where they should be. Wills commented that this is a step backward in an effort to move forward.

City Administrator Meyers inquired about how the applicator can keep all the Round Up contained within the subject area. Wills advised that commercial applicators would be used and applied under the right weather conditions to avoid overspray. Meyers asked if the property owner would notify the City when Round Up is utilized. Wills agreed and said it would be an hour or two of application.

A motion was made by Commissioner Marousek and a second by Commissioner Shuttleworth to recommend the Jones permit application for approval with a waiver on permit duration, require a certified applicator, and waive weekly storm water reports in favor of quarterly reports. The following Commissioners voted "YEA": Marousek, Pearson, and Shuttleworth. The following Commissioner voted "NAY": Grant. Motion passed 3-1.

Chairperson Pearson introduced and opened a public hearing to make a recommendation on a lakeshore landscaping permit application from Bill and Cynthia Murphy, 1807 Lakeshore Drive, Okoboji, Iowa. There were no written letters in favor or opposition of the lakeshore landscaping.

A motion was made by Commissioner Marousek and a second by Commissioner Shuttleworth to recommend the Murphy permit application for approval with a waiver on permit duration, require a certified applicator, and waive weekly storm water reports in favor of quarterly reports. The following Commissioners voted "YEA": Marousek, Pearson, and Shuttleworth. The following Commissioner voted "NAY": Grant. Motion passed 3-1.

The meeting was adjourned at 6:44 PM.

ADJOURNMENT

Michael Meyers

City Administrator