

CITY OF OKOBOJI PLANNING AND ZONING COMMISSION MEETING MINUTES
MONDAY NOVEMBER 4, 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, Jane Shuttleworth, and Barb Mendenhall. Commissioners Perry Pearson and Hank Grant were present by telephone. Others present were City Administrator Michael Meyers, Molly Scott, David Scott, John Hight, Bev Jochum, Leo Jochum, Rick Sampson, Valerie Sampson, Jeff Rose, Mark Kramer, Paul Meissner, Glenna Meissner, and John Wills.

Commissioner Barbara Mendenhall chaired the meeting and called the meeting to order.

Commissioner Mendenhall commented that there were typos in the previous meeting minutes and suggested the City Administrator make revisions.

Motion made by Commissioner Marousek and a second by Commissioner Shuttleworth to approve the minutes with the recommended revisions. The following Commissioners voted "YEA": Marousek, Grant, Pearson, Mendenhall, Shuttleworth. Motion passed 5-0.

Chairperson Mendenhall moved the sixth agenda item to the current position.

Chairperson Mendenhall opened a public hearing to review and make a recommendation to the City's Zoning Administrator on a lakeshore landscaping permit application submitted by the City of Okoboji for the property commonly known as 'Dixon Beach'.

City Administrator Meyers read aloud a letter received from Lee Seeman in favor of the project. There were no formal letters in opposition.

Meyers gave an overview and explained the history behind the project. Meyers explained this project would take place east of the Whitecap lots and extend east. Meyers explained the proposal is to apply riprap at a slope. Meyers explained the variance process the City went through with the Iowa DNR to allow for riprap further than what is allowed by Iowa Administrative Code. Meyers explained that the neighbors were notified on the Planning and Zoning meeting.

Leo Jochum spoke in favor of the proposed riprap. Jochum felt this was a good beginning point and was necessary.

Molly Scott spoke in opposition of the proposed riprap. Scott advocated for a steel sheet seawall and referenced the new seawall installation happening in Arnolds Park. Scott also was concerned about the placement of the rock. Meyers and John Hight commented that there is language in the bid documentation to address this. Hight also commented that this would be under the supervision of the DNR.

Commissioner Marousek commented that he did not believe the City's regulations would not allow for a seawall on a private property and prefers riprap. Scott commented that the sea wall was already there and therefore should be able to be reconstructed.

Commissioner Pearson and Commissioner Grant both commented that they felt the riprap solution was a good solution.

The public hearing was closed.

Motion made by Commissioner Shuttleworth and a second by Commissioner Marousek to recommend for approval the lakeshore landscaping permit. The following Commissioners voted "YEA": Marousek, Grant, Pearson, Mendenhall, Shuttleworth. Motion passed 5-0.

Chairperson Mendenhall discussed issues of lakeshore landscaping with representatives and property owner relating to Lakeshore Landscaping permit #18-26.

City Administrator Meyers re-advised the Planning and Zoning Commission that after a final inspection, City Staff noted that there were changes made to the lakeshore that were not identified on the original plans. Meyers reminded the Commission that the Planning and Zoning Commission requested that the property owners and representatives appear before them to discuss. Rick Sampson, Valerie Sampson, Jeff Rose, and Mark Kramer were present representing the project.

Commissioner Shuttleworth commented that plans are submitted for a reason and people need to stick to the plans. If changes are to be considered they need to be communicated with City Hall.

R. Sampson commented that he, as the property owner, made the decision for the changes and was generally unaware of the need to communicate with the City. Sampson acknowledged the changes and commented that he would make it right if needed.

Commissioner Marousek commented that the final project likely would have been approved by the Commission. Chairperson Mendenhall commented that while it may be appropriate, the ordinance is being taken advantage of and the City needs to take actions necessary to prevent this.

Discussion took place on how to resolve this issue.

Chairperson Mendenhall advised that she felt the message needs to be heavily communicated to the landscapers and those working on the projects. Mark Kramer commented that landscapers are dealing with seven or eight different jurisdictions and it is difficult to know what the rules are in each jurisdiction.

Commissioner Pearson commented that he too felt this was an appropriate final design but commented in agreement that the City needs to better communicate with these property owners and contractors. Commissioner Grant agreed. Grant commented that the City is not asking for too much, just communication.

City Administrator Meyers commented that he will work on making the need for communication even more clear.

Motion made by Commissioner Marousek and a second by Commissioner Shuttleworth to accept the final design of the lakeshore landscaping project associated with Permit #18-26. The following Commissioners voted "YEA": Marousek, Grant, Pearson, Mendenhall, Shuttleworth. Motion passed 5-0.

Chairperson Mendenhall opened a public hearing to review and make a recommendation to the City's Zoning Administrator on a lakeshore landscaping permit application submitted by Paul and Glenna Meissner for the property located at 1815 Lakeshore Drive. Paul and Glenna Meissner and John Wills spoke in favor of the project. There were no letters in favor or opposition of the project.

City Administrator Meyers commented that this was the same project as two previous lakeshore landscaping permits that were issued previously where the lakeshore will be completely cut down, chemical will be applied, and hydro seeding with native plants will be performed.

Glenna Meissner commented that she has tried many different techniques to work on this lakeshore and that they have not worked. Meissner commented that she was excited to collaborate with the Dickinson County Clean Water Alliance on this project.

John Wills commented that he has never seen a shoreline as overgrown as this one that will allow for the growth of native plants.

Chairperson Mendenhall asked John Wills why the project was proposed in the spring and not the fall. Wills commented he prefers the fall but that you can get similar results in the spring.

Wills defended the use of chemical commenting on the small amount of active ingredient that is being utilized. Wills commented on the quick absorption of this chemical and drying. Chairperson Mendenhall asked how it was applied, Wills commented by a spray application.

Commissioner Pearson asked if it were possible to do the project this fall. Wills commented that they are past the point of being able to do that and that temperatures were too low for success.

Commissioner Grant commented on he is totally against the application of the chemical. Grant commented he believes this will get in the water. Grant felt that the hydro seeding was a problem. Chairperson Mendenhall agreed.

Wills commented that the average person who owns property on the lakeshore cannot be expected to pull weeds and other invasive plants over and over again as generally speaking they are not full-time residents. Wills commented that he believes this project gives this lakeshore the best possible change for success over the long run.

The public hearing was closed.

Motion made by Commissioner Pearson and a second by Commissioner Marousek to recommend for approval the lakeshore landscaping permit under the following conditions: waiver of the permit duration, requirement for a commercial chemical applicator, suspending weekly storm water inspections in favor of a quarterly storm water inspection, and notification to the City prior to chemical application. The following Commissioners voted "YEA": Marousek, Pearson, Shuttleworth. The following Commissioners voted "NAY": Grant, Mendenhall. Motion passed 3-2.

Planning and Zoning Commissioners discussed the training that they attended in Storm Lake.

ADJOURNMENT

Michael Meyers
City Administrator
City of Okoboji