

**CITY OF OKOBOJI BOARD OF ADJUSTMENT MEETING
TUESDAY, FEBRUARY 25, 2020 – 6:00PM
OKOBOJI CITY HALL
1322 HIGHWAY 71 N., OKOBOJI, IOWA, 51355**

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 Ann Mugge, Dan Sanders, Steve Dulin, and Joyce Waddell. Board Member Primavera was excused. Others present were City Administrator Michael Meyers, Jody O'Brien, Charles O'Brien, and Spenser Taylor.

Board Member Dulin chaired the meeting and called the meeting to order at 6:00pm.

Motion made by Board Member Sanders and a second by Board Member Waddell to approve the minutes of the previous Board of Adjustment meeting on January 30, 2020. The following Board Member voted YEA: Mugge, Sanders, Dulin, Waddell. Motion passed 4-0.

Chairperson Dulin opened a public hearing to consider a variance request from Spenser Taylor, representing Mary Weaver, of the currently unaddressed property legally defined as Lots 1, 2, 3, and 4 of Block K, of Echo Bay and Indian Mound Park Subdivision, City of Okoboji, Dickinson County, Iowa. The requested variance was for the construction of a new single family home to have a front yard facing Nichols Avenue as opposed to Echo Bay Avenue as require by the City of Okoboji Zoning Ordinance.

Chairperson Sanders re aloud the relevant documentation submitted to the Board of Adjustment including, but not limited to, application, appeal letter, memorandum from the City Administrator, Section 17.6.5 of the City of Okoboji Zoning Ordinance, and other details pertaining to the request. There were no letters in support or opposition of this variance request.

Spenser Taylor spoke in favor of the proposed request and further detailed his request. Taylor noted the City's raingarden within the right-of-way of the Echo Bay Avenue and how that would negatively affect his project and create difficulties due to setbacks and terrain of the property.

Board Member Mugge requested clarification on the City's Zoning Ordinance pertaining to corner lots. Administrator Meyers explained that per the City's Zoning Ordinance the front yard must face whichever street side has the shorted adjacent street frontage. In this case Echo Bay Avenue has 105' and Nichols Avenue has 129'.

Charles O'Brien spoke about his concerns pertaining to the driveway of the property but advised that after he spoke with Administrator Meyers he felt better about the project upon seeing the layout of the house and driveway. O'Brien commented that he had no objection to the requested variance.

Board Member Sanders commented that most of the houses on this block already face Nichols Avenue.

Chairperson Dulin closed the public hearing at 6:18pm and opened up Board discussion.

Board Member Waddell inquired about driveway location of some existing trees. Taylor addressed her question and advised the driveway would be located to the north of existing trees near the driveway.

Board Member Sanders advised that the City might consider taking into account the location of their rain gardens and that this might not be the last request as there are several rain gardens within the right of ways of this neighborhood.

Board Member Mugge inquired about communication with neighbors. Administrator Meyers commented that he had informal discussions with several neighbors but nothing formally submitted.

There was brief discussion pertaining to water run-off and Meyers advised that the applicant has already submitted and had their LID approved.

Motion made by Board Member Dulin and a second by Board Member Waddell to approve the proposed variance and allow the front yard of this new home to face Nichols Avenue. The following Board Members voted YEA: Dulin, Mugge, Sanders, Waddell. Motion passed 4-0.

The meeting was adjourned at 6:24pm.

ADJOURNMENT.

Michael Meyers
City Administrator