

CITY OF OKOBOJI
MINUTES OF THE CITY OF OKOBOJI BOARD OF ADJUSTMENT MEETING
THURSDAY, DECEMBER 10, 2020 – 6:00 PM

The Board of Adjustment for the City of Okoboji met on the above date at 6:00pm via Zoom teleconference. Board Members present were Ann Mugge, Dan Sanders, Steve Dulin, Joyce Waddell and Owen Primavera. Others present were City Administrator Michael Meyers, Denise Norland, Kelly Norland, David Scott, and Molly Scott.

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

Motion made by Board Member Dulin and a second by Board Member Sanders to approve the minutes of the previous Board of Adjustment meeting on August 25, 2020. The following Board Members voted “YEA”: Mugge, Sanders, Dulin, Waddell, Primavera. Motion passed 5-0.

Chairperson Primavera opened a public hearing to consider a variance request from Denise and Kelly Norland, owners of 3233 Lakeshore Drive, to rebuild a detached accessory structure within the front yard of the property. The proposed construction is in violation of the City of Okoboji Zoning Ordinance Section 11.12.6 which states that an accessory building shall be no closer to the front lot line than the front line of the principle building.

Chairperson Primavera 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 of or opposition to this variance request.

Kelly Norland spoke in favor of the proposed request and further detailed their request. Norland simply stated that they would like to rebuild the existing single-car garage with the least amount of disruption as possible since there were unable to restore it as they had previously wished.

Primavera noted that the traditional front yard of this property is more likely to be the side facing Holliday Way. Primavera noted that so long as setbacks are being met the property owner should have some flexibility in determining front and rear yards at this location.

Board Member Sanders inquired if the property owners would agree that Holliday Way represented the front of the structure that they would the change the property address to be address off of Holliday Way as opposed to Lakeshore Drive. Norland had no opposition to this. Meyers commented his slight concern about address consistency on this block and EMS. Meyers advised he would look into it. Board Member Dulin agreed with Board Member Sanders.

Board Member Mugge inquired on a previous ruling along the same block to Meyers pertaining to the addressing of that property. Meyers advised the property was already addressed off of Holliday Way and fronted by Holliday Way on two sides of the parcel. Meyers identified other addresses on this and the next block on this street.

Board Member Mugge asked if the property owner builds a garage and treats this portion of the property as their rear yard would this then be a permanent designation. Meyers advised that the Board could condition an approval on treating this as the rear yard moving forward effectively changing the

setbacks and use of that portion of the property. Meyers advised that this is a property-by-property basis, this would not change or affect neighboring properties.

David Scott commented that he felt the discussions that have taken place answer the questions he had.

The public hearing was closed.

Motion made by Board Member Dulin and a second by Board Member Waddell to approve the variance with the condition that the property owners change the address to be addressed and that the Board of Adjustment considers the rear yard to be the yard adjacent to Lakeshore Drive. The following Board Members voted "YEA": Mugge, Sanders, Dulin, Waddell, Primavera. Motion passed 5-0.

City Administrator Meyers acknowledged and thanked Joyce Waddell who will be resigning from the Board of Adjustment.

Board Member Dulin thanked Ann Mugge for continuing her involvement on the Board of Adjustment as she was recently reappointed by the City Council.

The meeting was adjourned.

ADJOURNMENT.

Michael Meyers

City Administrator