

MINUTES OF THE CITY OF OKOBOJI PLANNING AND ZONING COMMISSION
MEETING HELD ON MARCH 8, 2021

The Planning and Zoning Commission of the City of Okoboji met at the above date at 5:30 PM via Zoom video conference and teleconference. Commission members present were Perry Pearson, Jane Shuttleworth, Hank Grant, John McMahon, and Barb Mendenhall. Others present were Michael Meyers, City Administrator, Brad Beck, City Engineer, and Mark Kramer.

Commissioner Shuttleworth, acting as chairperson, called the meeting to order.

Motion made by Commissioner Mendenhall and a second by Commissioner Grant to approve the meeting minutes from February 1, 2021. The following Commissioners voted "AYE": Pearson, Shuttleworth, Mendenhall, McMahon, Grant. Motion passed 5-0.

Acting Chairperson Shuttleworth opened a public hearing to discuss possible recommendation to the City's Zoning Administrator on a lakeshore landscaping permit application submitted by Molly Jan Krantz Vincent owner of 1509 Lake Shore Drive.

City Administrator Meyers commented that he spoke with a few property owners pertaining to the project but nothing was formally submitted in favor, opposition, or neutral to the project.

Mark Kramer, representing the property owner, gave an overview of the proposed lakeshore landscaping project.

Commissioner Mendenhall inquired about the materials being utilized for the wall. Kramer advised that it would be Rosetta Stone outcropping stone. Mendenhall discussed in more detail Rosetta Stone.

Kramer advised that the project is largely a retaining wall with grass behind it to include a drainage swale. Mendenhall inquired if the property owner had considered anything alternative to just grasses. Kramer advised that just grass is being considered at this time.

Shuttleworth advised that the City's ordinance states that walls should be 4' in height whenever possible. Shuttleworth inquired with Brad Beck as to the necessity of a 5' wall in this situation. Beck advised that both options would structurally work.

Mendenhall inquired if the entire 5' wall would be exposed or if a portion of it would be buried. Beck advised that it is labeled as 5' above ground.

Shuttleworth inquired about the oak tree on the southeast side of the property. Kramer advised it would not be impacted.

Further conversation pertaining to Rosetta Stone took place pertaining to its appearance and use. It was discussed that this has been allowed use in other projects.

Pearson opined that it would be nice if this project could have a bit more vegetation to it but advised that was purely a suggestion.

Motion made by Commissioner Pearson and a second by Commissioner Grant to recommend the approval of the lakeshore landscaping permit for 1509 Lake Shore Drive allowing for the 5' wall. The

following Commissioners voted “AYE”: Pearson, Shuttleworth, Mendenhall, McMahon, Grant. Motion passed 5-0.

Acting Chairperson Shuttleworth opened a public hearing to discuss possible recommendation to the City’s Zoning Administrator on a lakeshore landscaping permit application submitted by Jeff and Ross Koster of 1713 Lake Shore Drive.

City Administrator Meyers advised that there were no comments informally or formally submitted in favor, opposition, or neutral to the project.

Mark Kramer, representing the property owner, gave an overview of the proposed lakeshore landscaping project.

Pearson asked if Kramer had a picture of the proposed material that is trying to be matched. There was not one available at this time, Kramer advised he could get one for review.

Shuttleworth inquired about the wall at the top of the lakeshore, she commented that she liked the look of it. Kramer advised that structurally it was near failure and in need of replacement.

Kramer advised that the vegetation would be hydroseeded. Shuttleworth inquired about the existing vegetation. Kramer advised that he desired to use a water friendly chemical that the DNR has recommended to help knock down the vegetation. Shuttleworth asked for some sort of documentation from the Iowa DNR pertaining to this chemical.

Pearson had reservations on the proposed material being utilized. Conversation followed pertaining to the proposed rock being utilized.

Meyers inquired to the Planning and Zoning Commission if they considered the wall in question to be part of the lakeshore. Meyers advised he might consider the lakeshore to end at the walking path. Mendenhall opined that the lakeshore should be what you can visually see from the lake. Mendenhall advised the intent is to make that look natural. Grant agreed.

Discussion continued on the proposed material being utilized. Kramer advised that the property owners were attempting to match the stone that was being utilized on the patio portion of the principal structure.

Mendenhall asked if the property owner would be more interested in matching what is on either side of the wall. Kramer advised he would talk to the property owners. Grant requested a photo of what is being proposed.

Mendenhall advised that other than this issue she felt the project was pretty good. Shuttleworth agreed but also asked for additional information from the Iowa DNR pertaining to the proposed herbicide.

Shuttleworth felt that the Commission should consider tabling this issue until the next meeting so that additional information can be provided. Mendenhall agreed considering the proposed timeline of the project that this should not be an issue. Pearson agreed.

The agenda item was tabled until the April meeting.

Acting Chairperson Shuttleworth opened a public hearing to discuss possible recommendation to the City's Zoning Administrator on a lakeshore landscaping permit application submitted by DJM2 Holdings, LLC owner of 6909 Lake Shore Drive.

City Administrator Meyers advised that there were no comments informally or formally submitted in favor, opposition, or neutral to the project.

Mark Kramer, representing the property owner, gave an overview of the proposed lakeshore landscaping project.

Issues of access for this project were discussed. Kramer advised that he thought a barge would likely be to be utilized.

Clarification was given that other permits were issued for this project. Brad Beck advised he felt that this project met all the intents of the lakeshore landscaping ordinance.

Pearson advised that the seed mix looked good in his estimation.

Motion made by Commissioner Grant and a second by Commissioner Pearson to recommend the approval of the lakeshore landscaping permit for 6909 Lake Shore Drive. The following Commissioners voted "AYE": Pearson, Shuttleworth, Mendenhall, McMahon, Grant. Motion passed 5-0.

City Administrator provided an update on state legislation affecting zoning issues. No action taken.

ADJOURNMENT.

Jane Shuttleworth, Acting Chairperson

Michael Meyers, City Administrator