

MINUTES OF THE CITY OF OKOBOJI PLANNING AND ZONING COMMISSION
MEETING HELD ON APRIL 6, 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 Hank Grant, Jane Shuttleworth, John McMahon, and Barb Mendenhall. Commissioner Perry Pearson was excused. Others present were Michael Meyers, Mark Kramer, and Jim Caffrey.

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

Shuttleworth discussed the Ross Koster lakeshore landscaping permit at 1713 Lake Shore Drive. City Administrator Meyers reminded the Commission that this was previously tabled. Meyers advised there were two requested items from the Planning and Zoning commission was pertaining to the use of herbicide and the proposed stone. Meyers advised the Commission that Mark Kramer provided additional information on both issues.

Kramer represented that the property owners wished to match the lakeshore walls with the retaining walls closer to the house. Discussion took place as to whether the subject walls were to be considered part of the lakeshore. Meyers advised that previous discussion determined that they were. Mendenhall advised that the proposed stone was not the intent of the ordinance and not natural. Commission members identified both ends of the wall as a more natural and acceptable look. Kramer advised he would discuss with the property owners.

Commissioner Grant inquired about the use of herbicide. Kramer advised that he received information from the Iowa DNR about a water friendly herbicide. Kramer advised that the proposed plan was to blanket herbicide and hydro seed. Commissioners offered suggestions on trimming the brush back and spot treating herbicide as opposed to blanket herbicide.

Kramer advised that he would discuss options with the property owner. The item was tabled. No further action taken.

Motion made by Commissioner Mendenhall and a second by Commissioner Grant to approve the meeting minutes from March 08, 2021. The following Commissioners voted AYE: McMahon, Grant, Mendenhall, Shuttleworth, and Grant. Motion passed 4-0.

Commissioner Shuttleworth opened a public hearing to discuss and make recommendation to the City Council on a proposed text amendment to the City of Okoboji Zoning Regulations related to Section 14.4 of the City of Okoboji Zoning Ordinance pertaining to non-conforming structure and uses within residentially zoned districts.

City Administrator Meyers reminded the Commission on discussions with the Seeman Chateau Condominiums pertaining to what would happen in the event of an act of God. Meyers advised under present text there would be no options for rebuilding as a condominium. Meyers advised that he felt the new language answered the questions of the Planning and Zoning Commission from previous meetings pertaining to the inability to increase the intensity of the use. Meyers reminded the Commission that this new language would allow a non-conforming use to apply to the Board of Adjustment for consideration of continuing that use in the event of a natural disaster.

Meyers went over all of the known non-conforming uses in residentially zoned districts.

Commissioner Shuttleworth complemented the new language pertaining to intensity. Commissioner Mendenhall felt that it made sense.

City Administrator Meyers commented that there as one letter submitted in favor of the proposed amendments from Jeff Hoemann representing the Seeman Chateau Condominium Association.

Motion made by Commissioner Grant and a second by Commissioner Mendenhall to recommend the amendments for approval to the City Council. The following Commissioners voted AYE: McMahon, Grant, Mendenhall, Shuttleworth, and Grant. Motion passed 4-0.

Commissioner Shuttleworth presented to the Commission submitted plans for the Egralharve Club Subdivision. City Administrator Meyers advised that this was submitted to the City by Dickinson County as the subdivision is within two miles of the City's jurisdiction. Meyers commented that the subdivision is on the west side of West Lake and recommended that the City of Okoboji waive their right to review because it was not in the City's growth pattern.

Motion made by Commissioner Mendenhall and a second by Commissioner Grant to recommend to the City Council that the City waive their right to review the Egralharve Club Subdivision. The following Commissioners voted AYE: McMahon, Grant, Mendenhall, Shuttleworth, and Grant. Motion passed 4-0.

ADJOURNMENT.

Michael Meyers, City of Okoboji