

MINUTES OF THE CITY OF OKOBOJI PLANNING AND ZONING COMMISSION
MEETING HELD ON MONDAY, AUGUST 02, 2021 AT 6:00PM

The Planning and Zoning Commission of the City of Okoboji met at the above date at 5:30 PM at the Okoboji City Hall. Commission members present were Hank Grant, Jane Shuttleworth, John McMahon, Barb Mendenhall, and Perry Pearson. Pearson chaired the meeting. Others present were Michael Meyers, City Administrator, Jeff Rose, Matt Barstad, BJ Ferguson, John Hight, Joe Anderson, Marc Steffes, Johns Wills, and Mark Kramer.

OLD BUSINESS

Chairman Pearson represented a lakeshore landscaping permit application submitted by David and Valerie Clark, 2503 Lake Shore Drive. Pearson reminded the Commission of where this application had left off when it was last discussed.

John Wills, helping represent the project, advised on the current condition of the lakeshore and requested the use of chemical to eliminate nuisance plant life in order to cover and hydroseed to lakeshore. Commissioner Shuttleworth felt that it was not necessary based on the existing plant life. Wills felt that without chemical treatment, undesirable species would sprout by next spring and overcrowd the desirable species. Commissioner Grant asked specifically what chemicals and advised he was not in favor of Round Up. Other water friendly chemicals such as Finale and Rodeo were discussed. Wills advised he has been looking for alternatives to Round Up based on previous recommendations from the Planning and Zoning Commission that are specifically labeled for aquatic use.

BJ Ferguson discussed the rock on the shoreline and his proposed plans to reshape for stabilization. BJ advised that the walls would need to be maintained and added to.

Discussion continued about whether or not it was necessary to spot spray or blanket spray. Wills advised that they want to ensure they eliminate multiple weed flushes that will likely occur over the fall months. Wills felt invasive and undesirable plan species such as thistle and buttonweed would almost assuredly come up.

Discussion took place on where the seed within the hydroseed was sourced. Commissioner Mendenhall discussed with Wills about maintenance of the bank over a long period.

Chairperson Pearson acknowledge David and Valerie Clark for the work that they have done on their lakeshore to date. Pearson commented that after all the work they have put in, the lakeshore in its current state needs attention as soon as possible. Wills advised that the Clarks are trying to do exactly what the Planning and Zoning Commission has asked of them and that the end result would be exactly what is expected from the City.

Commissioner Grant again advise he is not in favor of chemical treatment, specifically Round Up, and requested that this bank be hydroseeded without treatment. Wills discussed the potential for failure and did not want to have to redo and repurchase this work all over again.

David Clark commented that their goal is simply to protect the bank and was willing to do whatever was best. Valerie Clark commented on the steepness of the bank.

Commissioner Shuttleworth desired to let the project go forward but expressed concern about the need to blanket spray. Chairperson Pearson echoed the need to get things going and to protect the bank.

Commissioner McMahon understood the concerns of the Commission but inquired how we can find a better answer to give to residents. Wills commented that he has spent time trying to find alternatives including conversations with the Iowa DNR. Wills advised he would continue research. Wills believed that this would provide the best outcome in the long-term for the shoreline restoration.

Motion made by Commissioner Mendenhall and a second by Commissioner Shuttleworth to approve spot chemical treatment of the bank with an aquatic friendly chemical such as Rodeo (unless blanket spraying is absolutely necessary as observed by the City at a later date or Rodeo is unavailable), hydroseed, and address the riprap and stabilization issues. The following Commissioners voted "AYE": Shuttleworth, Mendenhall, McMahon, Pearson, Grant. Motion approved 5-0.

Chairman Pearson represented a lakeshore landscaping permit application submitted by Jeff and Ross Koster, 1707 Lake Shore Drive.

City Administrator Meyers advised that one of the last items on this that was being reviewed by the Commission was the choice of stone on the upper retaining wall above the sidewalk. Meyers advised that Mark Kramer, representing the property owner, had sent over examples of what they were proposing. Meyers had sent those examples to Commission members for review. Meyers reviewed that the sample was a Kodah Wall and that this had previously been approved by the Commission on a separate project on East Lake Okoboji.

Jeff Rose discussed the drainage implementations on this particular plan.

Meyers commented all other affairs pertaining to this project are in order.

Motion made by Commissioner Mendenhall and a second by Commissioner Grant to approve the project as submitted. The following Commissioners voted "AYE": Shuttleworth, Mendenhall, McMahon, Pearson, Grant. Motion approved 5-0.

NEW BUSINESSES

Chairman Pearson opened a public hearing to review and consider a lakeshore landscaping permit application submitted by Dennis and Darlene Bollig, 1707 Lake Shore Drive.

There were no comments in favor, opposition, or neutral to.

Jeff Rose and Matt Barstad gave an overview of the project commenting on the existing boat house, the stairs leading up the shoreline, and patio.

City Administrator Meyers commented that all of the necessary documentation has been received and approved by City Staff. Meyers gave an overview of the project and reminded the Commission of rules and regulations pertaining to nonconforming structures existing on the lakeshore.

Motion by Commissioner Shuttleworth and a second by Commission Grant to approve the application as presented with the understanding that this project will last into 2022. The following Commissioners voted "AYE": Shuttleworth, Mendenhall, McMahon, Pearson, Grant. Motion approved 5-0.

Chairperson Pearson opened a public hearing and presented for recommendation an application for a conditional use permit to Rent Properties, LLC, for the property legally described as 'East Okoboji View Commercial Park, Lot 1', which is the vacant unaddressed lot to the north of McDonalds. The property is zoned C-1, General Commercial and the proposed use is a mixed-use development with general commercial retail (4 units) on the bottom and "apartments" (26 units) on the top which is a conditional use as per the City of Okoboji Zoning Regulations Section 8.3.

There were no comments in favor, opposition, or neutral to.

Marc Steffes, representing the property owner, gave an overview of the project advising on commercial units on the bottom and single bedroom / two bedroom units on top.

City Administrator Meyers advised that the mixed-use development has commercial uses, which are permitted uses of the zoning district, and apartment uses, which is a conditional use of the zoning district. Meyers advised that the Planning and Zoning Commission was making a recommendation to the Board of Adjustment for either approval or denial. Meyers reminded that this is just a recommendation on the use of the property and nothing to do with the building itself.

A discussion pertaining to affordable housing took place and how these apartments might fill that void.

Commissioner Shuttleworth inquired about the businesses envisioned for this property. Matt Barstad envisioned coffee shops, specialty shops, and other destination type. Steffes commented that this would not be highly visible business locations.

City Administrator Meyers commented on the platted easement on the west side of the property and the associated drainage district.

Motion made by Commissioner Shuttleworth and a second by Commissioner Mendnehall to recommend the conditional use permit for approval to the Board of Adjustment. The following Commissioners voted "AYE": Shuttleworth, Mendenhall, McMahon, Pearson, Grant. Motion approved 5-0.

Chairperson Pearson, City Administrator Meyers, and the Commission discussed but did not take action on other zoning matters that the Commission may discuss in the future including a comprehensive plan update, zoning for solar devices, and revision to the sign ordinance.

The meeting was adjourned at 7:20 PM.

ADJOURNMENT

Michael Meyers
City Administrator
City of Okoboji