

MINUTES OF THE CITY OF OKOBOJI PLANNING AND ZONING COMMISSION  
MEETING HELD ON MONDAY, OCTOBER 4, 2021 – 5:30 PM

The Planning and Zoning Commission of the City of Okoboji met at the above date at 5:30PM at the Okoboji City Hall. Commission members present were Barbara Mendenhall, Perry Pearson, Hank Grant, and Jane Shuttleworth. Commissioner John McMahon was excused from the meeting. Pearson chaired the meeting. Others present were Dwight Conover, Jeff Rose, Ross Brockshus, and John Hight.

**NEW BUSINESS**

Motion made by Commissioner Shuttleworth and a second by Grant to approve the previous meeting minutes from September 13, 2021. The following Commissioners voted “AYE”: Shuttleworth, Pearson, Grant, Mendenhall. Motion approved 4-0.

Chairperson Pearson opened a public hearing to discuss and make recommendation on a lakeshore landscaping permit application submitted by Stacy and Adam Briley, owners of 1603 Lake Shore Drive.

Butch Parks had submitted a letter of support for the proposed project. There were no other comments in favor or opposition.

Jeff Rose gave an overview of the project. The stone chosen for the project yielded conversation and concern pertaining to its compliance with the City’s lakeshore landscaping ordinance. Michael Meyers advised that in his conversations with the contractor he alerted this may potentially be an issue. Meyers also advised that the contractor was unable to attend due to a medical emergency.

Pearson felt that the project largely met the boundaries set forth by the ordinance, however, felt there needed to be more discussion about the stone. Several Commission members felt it appropriate to table the application until the contractor could be present to discuss.

Motion made by Commissioner Mendenhall and a second by Commissioner Grant to table to application. The following Commissioners voted “AYE”: Shuttleworth, Pearson, Grant, Mendenhall. Motion approved 4-0.

Chairperson Pearson opened a public hearing to discuss and make recommendation on a lakeshore landscaping permit application submitted by Progeny LLC, owners of 7013 Lake Shore Drive.

Ross Brockshus gave an overview of the project. Brockshus explained the project as several terraces of 3 – 4 foot boulder retaining walls.

Dwight Conover, who is a neighbor, advised that this plan is very similar to what he has on his lakeshore and advised it was done back in the early 1990s and it has worked out great.

Motion made by Commissioner Shuttleworth and a second by Commission Mendenhall with an acknowledgement that the project will exceed the calendar year and the request to do each side of the project separately. The following Commissioners voted “AYE”: Shuttleworth, Pearson, Grant, Mendenhall. Motion approved 4-0.

Chairperson Pearson discussed a potential update to the City of Okoboji Comprehensive Plan. Meyers explained some conversation he had with consultants pertaining to this. Meyers advised that there was a significant difference between what the City of Okoboji needs in a comprehensive plan versus what other entities might need. Meyers advised he felt like the City did not need to scrap their existing comprehensive plan as opposed to simply update it. Meyers advised he would continue to research. No action taken.

Chairperson Pearson discussed potential revisions to the front yard setback pertaining to property zoned R-3, Lake Shore Residential. Meyers explained recent challenges pertaining to the front yard setbacks on lake adjacent properties. Meyers advised the City of Okoboji was an outlier when it comes to this process compared to peer communities in the Iowa Great Lakes. Meyers felt like the Commission should consider changes, was working on language, and would bring more information back to the Commission. No action taken.

The meeting was adjourned at 6:40 PM.

ADJOURNMENT

Michael Meyers  
City Administrator  
City of Okoboji