

**CITY OF OKOBOJI – BOARD OF ADJUSTMENT**  
**MINUTES FROM THE JANUARY 5, 2022 MEETING – 6:00PM**  
**OKOBOJI CITY HALL, 1322 HIGHWAY 71 N., OKOBOJI, IOWA 51355**

The Board of Adjustment for the City of Okoboji met on the above date at 6:00PM at the Okoboji City Hall (1322 Hwy 71 N., Okoboji, Iowa 51355). Board Members present were Owen Primavera, Steve Dulin, Barbara Liesveld, and Erin Reed. Others present were City Administrator Michael Meyers, Darcie Fallon, Julie Andres, Susan Mau, and Steve Christensen.

Board Member Primavera chaired the meeting.

Motion made by Board Member Liesveld and a second by Board Member Dulin to approve the minutes of the previous meeting held on September 28, 2021. The following Board Members voted “AYE”: Primavera, Dulin, Liesveld, Reed. Motion passed 4-0.

Chairman Primavera read aloud relevant documentation pertaining to a conditional use permit from Studio Bellus, LLC. The conditional use permit was for ‘Microblading’ or ‘Cosmetic Tattooing’ for cosmetic purposes such as eyebrows at 1015 Highway 71 S. which by definition fits the use ‘Tattoo Parlor’ which is a conditional use as per the City of Okoboji Zoning Regulations Section 8.3.

Chairman Primavera opened a public hearing and invited Darcie Fallon to speak.

Fallon outlined what microblading was and her intended operation. Fallon explained this was purely aesthetic and not the traditional form of tattooing. Fallon advised that her main operation is going to be microblading eyebrows.

Board Member Reed asked about future expansion of services offered. Fallon advised maybe eventually but right now focused on eyebrows.

Chairperson Primavera advised that a business of this nature has been approved before in the City of Okoboji and that it’s not new or unique.

City Administrator Meyers advised that Butch and Debbie Parks submitted a letter in favor of granting the permit.

Board Member Reed inquired as to why this was a conditional use permit. Reed wondered if tattoo parlors should be a conditional use in the first place. Meyers gave some explanation but advised at the end of the day it is listed as a conditional use permit within the present confines of the zoning text.

Board Member Liesveld inquired about when the business would be open. Fallon advised that it’s not open yet but taking the appropriate steps and would open if approved.

Motion made by Board Member Reed and a second by Board Member Dulin to approve the conditional use permit for Studio Bellus, LLC narrowly defined for eyebrows and anything further would require future approval. The following Board Members voted “AYE”: Primavera, Dulin, Liesveld, Reed. Motion passed 4-0.

Chairman Primavera read aloud relevant documentation pertaining to a variance request from the Mau Family Limited Partnership pertaining to 1404 Highway 71 S. and the expansion of Zeke's Bait Shop which is in violation of Section 11.12.6 of the City of Okoboji Zoning Regulations.

Chairman Primavera opened a public hearing to consider the variance request and invited Julie Andres and Susan Mau to speak.

Andres commented that they are trying to improve customer service, improve efficiencies, and better provide for their employees. Andres commented that any lost seating on the ground level would be replaced 1-to-1 on top of the structure. Andres felt that the spirit of the ordinance in question is more structured towards residential properties. Andres addressed the uniqueness of the property.

Board Member Liesveld asked if other considerations were given for alternative options. Andres advised that after working with Steve Christensen and felt this was the best option due to surrounding stairs, trees and retaining wall.

Chairperson Primavera advised that this property is commercially zoned.

Board Member Reed inquired about comments in favor or opposition.

City Administrator Meyers advised that nothing was submitted either in favor or opposition.

Chairperson Primavera commented on the efficiencies of the operation and offered concern about congestion at this location. Chairperson Primavera discussed alternative design options to allow for less congestion on the deck level. Andres addressed the aesthetics of the proposal and the organization efficiencies. Susan Mau discussed the equipment and layout within the proposed expansion.

Steve Christensen advised that he felt the congestion could be worked around. Andres felt that with the addition to the structure that they would actually have less people standing in the area due to increased efficiencies.

Board Member Dulin felt it was sufficient space.

City Administrator Meyers asked about the overhang. Christensen advised it was a four foot overhang.

Board Member Dulin felt that this property was extremely unique in comparison to others in the community.

Motion made by Board Member Liesveld and a second by Board Member Dulin to approve the variance for Mau Family Limited Partnership and that if the applicant wished to go smaller that it would also be allowable. The following Board Members voted "AYE": Primavera, Dulin, Liesveld, Reed. Motion passed 4-0.

ADJOURNMENT.

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Michael Meyers, City Administrator