

CITY OF OKOBOJI
MINUTES OF THE CITY OF OKOBOJI BOARD OF ADJUSTMENT MEETING
TUESDAY, AUGUST 31, 2021 – 6:00 PM

The Board of Adjustment for the City of Okoboji met on the above date at 6:00PM at the Okoboji City Hall (1322 Highway 71 N., Okoboji, Iowa). Board Members present were Owen Primavera, Steve Dulin, Dan Sanders, Barbara Liesveld, and Erin Reed. Others present were City Administrator Michael Meyers and Marc Steffes (via Zoom).

Board Member Owen Primavera chaired the meeting.

Motion made by Board Member Dulin and a second by Board Member Liesveld to approve the minutes of the previous Board of Adjustment meeting. The following members voted “YEA”: Primavera, Dulin, Sanders, Liesveld, and Reed. Motion passed 5-0.

Chairperson Primavera did not conduct a public hearing as scheduled for the property located at 6015 Lake Shore Drive. The applicant withdrew their application at this time.

Chairperson Primavera opened a public hearing to consider a conditional use permit submitted by Rent Properties, LLC, owners of the currently unaddressed vacant lot north of McDonalds (PID 07-17-37-6022, Legal: East Okoboji View Commercial Park, Lot 1). The property owner wishes to construct mixed-use development with four (4) commercial spaces and twenty-six (26) apartment units. The property is zoned C-1, General Commercial. The apartments are a conditional use of the zoning district.

There were no comments in favor or opposition. Marc Steffes was present to represent the project.

Chairman Primavera read aloud the pertinent information, including Section 18.5 of the City of Okoboji Zoning Ordinance, pertaining to this conditional use request.

In response to reviewing the previous minutes from the Planning and Zoning Commission, Board Member Reed inquired about how this might address an affordable housing need. City Administrator Meyers commented on the area’s need for affordable housing and Marc Steffes commented that this also offers workforce housing.

Board Member Liesveld inquired about the rental terms specifically highlighting her concern pertaining to short-term rentals. Steffes advised that these were intended to be 12-month apartment leases. Steffes commented that they would consider a 30-day rental requirement.

Chairperson Primavera inquired about the proximity of a fire hydrant to this property. Steffes commented that this property would have a 6 inch fire line and water system installed throughout the building and discussed a FPC connection right at the building. City Administrator Meyers commented that there is a fire hydrant very close to this location already.

Board Member Liesveld inquired whether this would be accessed off of Highway 71 or Exchange Street. Steffes confirmed Exchange Street.

Board Member Primavera inquired about parking spaces. Meyers confirmed that the parking lot as designed met the off-street parking requirements.

Board Member Sanders inquired about fire safety. Steffes confirmed that all of this would be in place to Code. Sanders inquired about the elevator size and requested that it be larger to accommodate for a stretcher. Steffes felt that it could be accommodated and agreed with the statement.

Board Member Liesveld asked if the property owner owned any additional property in Okoboji. Steffes commented that they own a rental property in Spirit Lake and several in Sioux City.

Board Member Dulin commented on the enforceability of a 30-day rental and discussed that the developer would need to make this a provision on their rental agreements.

Board Member Dulin inquired about the apartments turning in to condos in the future. Steffes said there was no desire to do so. Meyers commented that the proposed conditional use was for apartments and a separate conditional use permit would be needed for condos.

Meyers reminded the Board of Adjustment that the ruling was on the use of the property and not the elements of the structure like a typical variance hearing. Meyers commented that the building permit would be issued at a later time, that the building would need to go before the Design Review Committee and confirmed by the Council because of that.

Board Member Sanders asked if the structure would be ADA compliant. Steffes confirmed absolutely.

Board Member Dulin commented on previous discussions about having residential in the middle of a commercially zoned district. Meyers opined that the folks renting apartments on top of commercial units likely should know what they are getting into.

Board Member Liesveld inquired about grilling and balconies. Steffes said that there would be a common area and a community grilling space. Steffes advised there would be no balconies.

Board Member Reed inquired about low impact development principles. Meyers advised that a LID plan approved by the City of Okoboji would need to be submitted prior to issuing a permit.

Steffes commented that the applicant would like to start building in the spring of 2022.

Board Member Primavera commented on previously rulings pertaining to a condominium complex which had lake access.

Board Member Liesveld again discussed the short-term rental issues with this particular property. City Administrator Meyers inquired with Steffes if the property owner would be willing to write a 30-day

rental restriction into their lease agreements. Steffes commented that they would be and that the floor plans are not designed or intended for dense groups of people. Board Member Reed felt that renters were less likely to do short-term rentals.

Chairman Primavera closed the public hearing.

Motion made by Board Member Sanders and a second by Board Member Dulin to approve the conditional use permit and direct City Staff to ensure that LID, life safety, ADA requirements are met and suggest that the property owner restrict rentals to 30 days or more. The following members voted "YEA": Primavera, Dulin, Sanders, Liesveld, and Reed. Motion passed 5-0.

ADJOURNMENT.

MICHAEL MEYERS
CITY ADMINISTRATOR
CITY OF OKOBOJI