

CITY OF OKOBOJI
MINUTES OF THE CITY OF OKOBOJI BOARD OF ADJUSTMENT MEETING
TUESDAY, SEPTEMBER 28, 2021 – 6:00PM

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 51355). Board Members present were Owen Primavera, Steve Dulin, Erin Reed, Barbara Liesveld (via Zoom), and Dan Sanders. Others present were City Administrator Michael Meyers, Amy Maris, Lara Tegtmeier, and Stacy Tegtmeier.

Board Member Owen Primavera chaired the meeting.

Motion made by Board Member Liesveld and a second by Board Member Reed to approve the minutes of the previous Board of Adjustment meeting held on August 31, 2021. The following Board Members voted “YEA”: Primavera, Dulin, Reed, Liesveld, and Sanders. Motion passed 5-0.

Chairman Primavera opened a public hearing to consider a variance request from John and Amy Maris of 1121 Brooks Park Drive. The applicant wished to increase the gross floor area of their structure by an addition that will increase the parking requirements for the business. The variance request is to relax the parking requirements as defined in Section 12.3.15 of the City of Okoboji Zoning Ordinance that requires 16 parking spaces when including the new addition to the structure. The applicant has submitted a plan that represent 5 parking spaces.

Chairman Primavera read aloud all the pertinent information pertaining to this variance request.

City Administrator Meyers commented that there were no letters in support or opposition of the proposed variance request.

Amy Maris, owner of Okoboji Reality, spoke in favor of the request advising that they never park on the street as it presently stands, their staff are rarely at the building all at the same time, and due to digitization, it is infrequent that clients are at the office. Maris described in detail the proposed changes to the structure and how it would better accommodate staff and clients as well as provide for additional storage space for staging furniture and other equipment.

Maris commented that she was willing to do whatever is necessary, however, the City also requires 30% open space on the lot which limited the potential to add additional parking.

Discussion took place pertaining to the long driveway on the property and what additional parking that might provide. City Administrator Meyers explained that per the City’s Zoning Ordinance that double-parked cars are not considered parking spaces by definition, which is why it was not included in the calculations.

Board Member Sanders inquired about the building setbacks. Meyers explained that the property is zoned commercially and all adjacent property is zoned commercially regardless of the existing use. Meyers provided setbacks based on that information.

Chairperson Primavera detailed a previous parking variance that the Board of Adjustment granted and expressed disappointment in how that particular issued played out. Primavera added he did not want to see anyone parking on the street because of a lack of parking. Primavera felt that an additional parking stall was needed.

Board Member Sanders inquired about the use of permeable pavers for additional parking. Meyers explained that the City's ordinance states that open space cannot be encumbered by parking spaces regardless of material use.

The Board discussed the possibility that the reality office could be sold in the future and the future use would be restricted on parking. Other C-1 uses and parking requirements were discussed. Meyers added that this argument could be used for any commercially zoned property within the City of Okoboji.

Board Member Dulin advised that around 750 square feet of the new addition was proposed to be storage and did not add additional traffic or parking.

Board Member Dulin asked if it were possible to add an additional space in the back and still meet open space requirements. Stacy Tegtmeier advised that they could pull the concrete on the north side back a little bit to allow for an additional parking space. Tegtmeier advised that the concrete would be utilized for storage purposes. Maris advised she could revise the plans to move the door to allow this to happen.

Board Member Liesveld asked about angled parking in the rear of the building. Stacy Tegtmeier advised this would not be possible.

Further conversation continued about potential modifications to the rear parking and concrete areas to provide for additional parking but also meeting the open space requirements.

Board Member Reed commented that she believed that based on the current use of the property that the parking variance is not a problem but advised it could be if the use ever changes.

Board Member Dulin agreed and felt it reasonable to provide one additional parking space.

Board Member Primavera felt as though the parking variance was acceptable based on the driveway length but again reiterated that there should not be parking on the street for this or for future uses.

Board Member Reed felt that the property was already out of parking compliance and that the future use would be out of compliance regardless.

Discussion continued about adding additional parking spaces while meeting the open space and low-impact development requirements of the City's Ordinances. Board Member Reed detailed some potential changes in the existing layout that might help accomplish this specifically in the rear of the property.

Motion made by Board Member Reed and a second by Board Member Sanders to approve the variance on condition that at least one additional parking stall (totaling at least 6) is included, the open space requirement is met, and the low impact development plan is approved. The following Board Members voted "YEA": Primavera, Dulin, Reed, Liesveld, and Sanders. Motion passed 5-0.

The meeting was adjourned.

ADJOURNMENT
MICHAEL MEYERS
CITY OF OKOBOJI