

**CITY OF OKOBOJI DESIGN REVIEW COMMITTEE MEETING MINUTES
FOR THE MEETING HELD ON APRIL 5, 2022 AT 2:00PM
OKOBOJI CITY HALL, 1322 HIGHWAY 71 N., OKOBOJI, IOWA 51355**

The Design Review Committee met on the above date at 2:00pm in the Okoboji City Hall. Committee members present were Michael Meyers, Mary VanderWoude, Shar Eckard, and Carmen DeKoster. One Committee spot is currently vacant. Others present were Marc Steffes and Matt Barstad.

Michael Meyers chaired the meeting.

Meyers opened discussion with the Committee to review and make a recommendation for the design of 'Okoboji Heights' mixed use development building. 'Okoboji Heights' is a proposed 26-unit residential, 4-unit commercial mixed use structure to be located on the vacant lot just north of McDonalds on Exchange Street.

Meyers gave an overview of the overall project including the process the property has gone through obtaining a conditional use permit. Meyers explained the purpose of this meeting and the Design Review Committee is to uphold the project to Section 8.6 of the City of Okoboji Zoning Code which outlines the architectural overlay of the Commercial Zoning District.

Matt Barstad provided a more detailed overview of the structure including information pertaining to the design elements, material used, and other aesthetic details.

Shar Eckard inquired about the retaining wall on the property. Barstad explained that the lot needs to be regraded in an effort to meet all the City's requirements pertaining to parking and height.

Meyers explained that there is also a large easement on the lot originally intended to be a frontage road on the west side.

Barstad discussed drainage improvements on the property.

Steffes explained that the structure has a very high quality HVAC system and that there would be very little rooftop mechanicals showing on the top of the building. The only unit on the roof will be a chiller. Barstad advised that due to the height of the building it will be very difficult to see from the Highway.

Barstad gave further detailed pertaining to the durability of the building material and the property owner's effort to ensure it meets the standards of the Lakes Area. Barstad advised on different elements of natural colors, varying depths, native stone, and more.

Meyers inquired about screening around the dumpsters. Barstad advised that there is a 3-sided masonry wall screening two dumpsters. The concrete block would be a 3-colored with a powder coated metal gate.

Meyers asked which direction the gate would be facing. Barstad advised the gate would face to the west.

Meyers commented that he appreciated the use of multiple colors, different use of material, and varying depths of the building. Meyers felt that this structure did indeed look like some of the houses that are being built on the lake shore.

Motion made by Committee Member Meyers and a second by Committee Member Eckard to recommend the design for approval to the City Council. The following Committee members voted "AYE": DeKoster, Eckard, Meyers, VanderWoude. The motion was approved 4-0.

ADJOURNMENT.

Michael Meyers
City Administrator