

MINUTES OF THE CITY OF OKOBOJI PLANNING AND ZONING COMMISSION
MEETING HELD ON JUNE 13, 2022

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, Hank Grant, Jane Shuttleworth, and Perry Pearson. Commissioner John McMahon was excused. Others present were Michael Meyers, City Administrator, and Nancy Everist.

NEW BUSINESS

Motion made by Commissioner Shuttleworth and a second by Commissioner Grant to approve the previous meeting minutes from December 6, 2021. Motion approved 4-0.

Chairperson Pearson opened a public hearing pertaining to amendments to the 2013 Okoboji Zoning Ordinance by amending Section 11.11, Section 11.4.4, Section 11.4.5, Section 2.1.32, Section 2.1.97 and Section 7.5 and to consider the addition of Section 11.21 all pertaining to the establishment of the front yard setback for R-3, Lakeshore Residential, zoned properties (also known as the line of sight setback).

There were no comments in favor of or in opposition to the proposed amendments.

City Administrator Meyers gave an overview of the proposed amendments. Meyers explained that the City is proposing to do away with the previous process of setting the front yard setback on R-3 properties utilizing all properties within 200' of the subject property and replace it with a method utilizing just the two most adjacent properties. Meyers detailed that the furthest projecting point of each property would be utilized to draw a line across to establish the setback and then allow for a 10' encroachment for unenclosed decks and patios.

Commissioner Mendenhall inquired about curved shorelines pertaining to how the angle is controlled. Meyers explained that it was utilizing the second structure. Mendenhall offered an example of where one of the houses was set much further back. Meyers advised more research would need to be done to solve this issue.

The agenda item was tabled until further research could be done. Chairperson Pearson requested that the Commission meet again on June 20, 2022 to review the research and reconsider.

City Administrator Meyers discussed the use of "Campgrounds" in the City of Okoboji. Meyers discussed that "Campgrounds" to include RV Parks are permissible uses in the Commercial Zoning District. Meyers advised that it was his recommendation that the Commission may consider moving "Campgrounds" from a permissible use to a conditional use in the Commercial Zoning District.

Chairperson Pearson asked about putting a moratorium on new campgrounds. Meyers advised that he was not sure and would look into it.

Meyers advised he would bring back something more formal on June 20, 2022. No further action taken.

City Administrator Meyers discussed possible amendments to Section 18.3 and Section 18.4 of the City of Okoboji Zoning Code. Meyers alerted the Commission to contradictory language and advised that it should be considered for revisions in the future. No further action taken.

ADJOURNMENT

Michael Meyers

City Administrator