

MINUTE OF THE OKOBOJI CITY COUNCIL MEETING HELD ON AUGUST 1, 2022

Mayor VanderWoude called the meeting to order at 6:00PM on August 1, 2022. Councilmembers present were Mendenhall, Andres, Hentges, and Delperdang. Councilmember Sanders was present via telephone. Others present were City Administrator Michael Meyers, Phil Spevak, and George Bower.

NEW BUSINESSES

Mayor VanderWoude opened a public hearing pertaining to the amendment of the 2013 Okoboji Zoning Ordinance by amending Section 8.2 and by amending Section 8.3 pertaining to “Visitor Habitation – Campgrounds”.

Mayor VanderWoude commented that the public hearing would remain open and would not be closed during this Council meeting. VanderWoude advised that the public hearing would resume at the City of Okoboji’s City Council meeting on Tuesday, August 9, 2022 at 6:00pm.

Councilmember Delperdang asked if there need to be additional definitions and conditions wrapped around the use of ‘Visitor Habitation – Campgrounds’.

City Administrator Meyers read aloud the definition of ‘Visitor Habitation – Campgrounds’ which included both tent camping as well as recreational vehicles. Meyers also directed the Council to Section 18.5 of the City of Okoboji Zoning Ordinance which outlines conditional use standards and restrictions. Meyers advised that Section 18.5 existed in an effort to catch all as to not have to define each conditional use. Meyers advised that he felt this helped address most of the typical concerns that would come with a conditional use.

Councilmember Delperdang inquired if this use was better fit for an agriculture zoning district similar to other communities. Meyers felt that introducing the use into an agriculture district would likely locate the potential use too close to residential neighborhoods and would likely be less favorable than its current location possibility in commercially zoned districts.

General discussion took place pertaining to removing the use entirely. Meyers advised that the Planning and Zoning Commission and the City Council have desired to allow for the City to better regulate today and could look into more strictly regulating, or removing, at a future time.

Councilmember Andres asked if there had been any comments from the public pertaining to this. Meyers added that there was nothing formally submitted but most he spoke with felt in favor of this amendment. Meyers noted that there had been no negative comments he has heard.

Councilmember Delperdang expressed that he spoke with someone who was concerned about the Lakes Area becoming more difficult to visit. Delperdang felt he needed to protect the interests of the City of Okoboji and believed that this ordinance did that. Delperdang felt that the aforementioned was a regional conversation and not so much that of the City of Okoboji.

Councilmember Mendenhall commented on the lack of revenue generation compared to the use of local services for this type of use. Meyers advised that a resident had provided him with reports pertaining to all RV parks in Dickinson County and what they are providing in property taxes.

Phil Spevak inquired about the costs pertaining to providing services to these types of uses. Meyers advised that the costs are generally taken on by the developer in almost every situation. Meyers felt that the City has shown precedent in not participating in private development. Meyers believed that in the event a developer needed utilities ran out to their parcel that the Developer would be required.

Mayor VanderWoude again advised that the public hearing would remain open and would be picked up again on Tuesday, August 9, 2022 at 6:00pm.

Agenda items “B”, “C”, and “D” were all tabled until the same meeting.

REPORTS

City Administrator Meyers commented that he was hoping that the pre-construction meeting for the Holliday Way drainage project the following week.

ADJOURNMENT

Mayor VanderWoude

Michael Meyers, City Administrator