

MINUTES OF THE CITY OF OKOBOJI PLANNING AND ZONING COMMISSION  
MEETING HELD ON JULY 08, 2022.

The Planning and Zoning Commission of the City of Okoboji met on the above date at 1:00PM at the Okoboji City Hall. Commission members present were Barbara Mendenhall, Hank Grant, and Perry Pearson. Commissioner Jane Shuttleworth joined the meeting at 1:10PM. Commissioner John McMahon was excused. Others in attendance were City Administrator Michael Meyers, B.J. Ferguson, Kathy Beachem, and Tim Beachem.

**NEW BUSINESS**

Motion made by Commissioner Mendenhall and a second by Commissioner Grant to approve the meeting minutes from the June 13, 2022 and June 20, 2022 Planning and Zoning Commission meetings. The following Commissioners voted “YEA”: Mendenhall, Grant, Pearson. Motion passed 3-0.

Chairperson Pearson advised that Missouri River Properties LLC had withdrawn their application for a conditional use permit pertaining to the conversion of a “HOTEL-MOTEL” use to a “CONDOMINIUM” use. As such, this agenda item was not considered. City Administrator Meyers advised that he felt this may be temporary and that in the event it were to come back up the neighbors would be notified again. No action taken.

Chairperson Pearson opened a public hearing to discuss and make recommendation to the City Council for an amendment of the 2013 Okoboji Zoning Ordinance by amending Section 8.2 and by amending Section 8.3 pertaining to the use ‘RV PARKS’ (CAMPGROUNDS).

Meyers advised that the Commission has discussed this at length. Meyers advised that this is moving ‘CAMGROUNDS’ from a permissible use in the C-1, General Commercial zoning district to a conditional use.

Commissioner Mendenhall inquired about the definition of campground. Meyers advised that it was to include RV parks, primitive campsites, and the like. Meyers reminded that this does not outlaw campgrounds as a use, however it does put more stringent qualifications and approvals on the use.

Motion made by Commissioner Grant and a second by Commissioner Mendenhall to recommend for approval the amendments to the 2013 Okoboji Zoning Ordinance by amending Section 8.2 and by amending Section 8.3 pertaining to the use ‘RV PARKS’ (CAMPGROUNDS). The following Commissioners voted “YEA”: Mendenhall, Grant, Pearson. Motion passed 3-0.

Commissioner Jane Shuttleworth joined the meeting at 1:10 PM.

Chairperson Pearson opened a public hearing to discuss and make recommendation to the City Zoning Administrator on an application for Lakeshore Landscaping Permit submitted by Tom and Kathy Beachem of 2403 Lake Shore Drive.

Kathy Beachem explained that when she looks down her lakeshore it's all dirt with trees with no ground cover. Beachem advised she met with John Wills to have her lakeshore rated and the outcome was quite critical. Beachem began working with BJ Ferguson to get the trees out, provide sunlight on the lakeshore in an effort to regrow vegetation and save the bank.

Commissioner Shuttleworth explained that her concern was the difference between blanket spraying and spot spraying. Shuttleworth advised that a vegetation analysis should be completed to determine what should and should not be sprayed. Ferguson advised that they did not intent to blanket spray. Further discussions took place pertaining to the application and timing of herbicide.

Commissioner Grant inquired what the end goal was. Beachem advised to save the bank. Beachem described that despite constant maintenance there is no undergrowth and the top of the bank is eroding.

Ferguson advised they were going to utilize planting plugs more so than seeds in an effort to get better and quicker establishment. Ferguson also advised that he felt hydro-seeding was a good option.

Ferguson advised in more detail the plan is to cut back the vegetation, spot spray where needed, utilize Tordon on the stumps, and hydro seed. Shuttleworth inquired as to what type of seed would be in the hydro seed. Ferguson advised grasses first followed by flowers at a later point. Ferguson felt that it would not be in the best interest to introduce flowers with the grasses as continued spot treating may need to take place.

Ferguson advised that this would take place in the fall. He wanted to clear, see what comes up, treat as necessary and hydro seed.

Motion made by Commissioner Grant and a second by Commissioner Mendenhall to recommend the application for a Lakeshore Landscaping permit for 2403 Lake Shore Drive for approval with the use of native plantings. The following Commissioners voted "YEA": Mendenhall, Grant, Pearson, Shuttleworth. Motion passed 4-0.

THE MEETING WAS ADJOURNED AT 1:39PM

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MICHAEL MEYERS  
CITY ADMINISTRATOR

