

CITY OF OKOBOJI BOARD OF ADJUSTMENT
MEETING MINUTES FROM THE JANUARY 4, 2023 MEETING HELD AT 6:00PM
CITY OF OKOBOJI CITY HALL – 1322 HIGHWAY 71 N., OKOBOJI, IOWA, 51355

The Board of Adjustment for the City of Okoboji met on the above date at 6:00PM in the Okoboji City Hall (1322 Highway 71 N., Okoboji, Iowa). Board Members Steve Dulin, Kae Hoppe, Erin Reed, and Barbara Liesveld were present. Board Member Primavera was excused. Others present were City Administrator Michael Meyers, Greg Sjaarda, and David Liesveld.

Board Member Reed chaired the meeting.

Motion made by Board Member Liesveld and a second by Board Member Dulin to approve the meeting minutes from the August 30, 2022 Board of Adjustment meeting. The following Board Members voted “AYE”: Dulin, Hoppe, Reed, and Liesveld. Motion passed 4-0.

Chairperson Reed read aloud relevant documentation pertaining to a variance request from Greg and Lori Sjaarda of 3104 Lake Shore Drive, Okoboji, Iowa 51355. The applicant wishes to build a rear yard addition that is encroaching on the rear yard setback.

Chairperson Reed opened the public hearing. There were two letters in favor of the project received from Schultze (3110 Lake Shore Drive) and Maser (1900 Sanborn Avenue).

Board Member Liesveld asked the applicant what the hardship was in the event the variance was not granted and what makes the property unique. Sjaarda advised that the setting was unique in that there was no visibility issues, the neighbors were okay with the addition, and that the airport was located behind them. Liesveld asked if there was an alternative plan that could be accomplished that would be compliant with the required setbacks asking if a detached structure would be better. Sjaarda advised that the preference was for it to be attached.

Board Member Dulin commented that nearly the entire addition was nonconforming.

Board Member Hoppe discussed Section 17.6 of the Zoning Ordinance which states that special conditions and circumstances must exist that are peculiar to the land that are not applicable to other lands and also inquired about the hardship faced.

Chairperson Reed read aloud all of Section 17.6 which states criteria for which the Board of Adjustment may grant a variance so long as affirmative findings of fact are found.

Board Member Dulin commented that the Board wrestles with a few inches or a few feet here and there but this is nearly the entire structure that is being requested.

Discussion took place pertaining to a detached structure in the rear yard.

The public hearing was closed.

Board Member Dulin advised that he felt the structure was far too nonconforming and due to previous precedent and future applications he was not in favor.

Motion made by Board Member Dulin and a second by Board Member Liesveld to deny the variance request for 3104 Lake Shore Drive. The following Board Members voted “AYE”: Dulin, Hoppe, Reed, and Liesveld. Motion passed 4-0.

ADJOURNMENT.

Michael Meyers, City Administrator