OKOBOJI PLANNING AND ZONING COMMISSION

NOTICE OF PUBLIC HEARING TO AMEND A CONDITIONAL USE PERMIT

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission for the City of Okoboji, Iowa will conduct a public hearing on Thursday, May 8th, 2025 at 1:00PM at the Okoboji City Hall (1322 Highway 71 N., Okoboji, Iowa 51355) to consider a recommendation to amend a Conditional Use Permit originally granted to Commons Holdings LLC pertaining to the property located at 1320 Highway 71 N., Okoboji, Iowa 51355.

Commons Holdings LLC was granted a Conditional Use Permit on September 25, 2023, for the use of Condominiums. The original permit authorized the conversion of the former hotel on the property and the construction of two future buildings, resulting in a total of 70 condominium units.

On December 16, 2024, Commons Holdings LLC submitted an application to amend the existing Conditional Use Permit. The proposed amendment requests approval to construct four new buildings containing a total of 13 units, in place of the currently approved two buildings with 38 units.

The revised plan includes renovating the existing one-story building to create four units, each with two or three bedrooms and an attached two-car garage. In addition, three new three-unit townhouse buildings are proposed on the east side of the property. Each townhouse unit would be two stories with a walkout basement, four to five bedrooms, a two-car garage, a private deck, and a fenced yard. The plan also includes the addition of two six-bay garages and other associated amenities.

All previously approved conditions are proposed to remain in effect, including the prohibition of short-term rentals and the requirement for a fence along the east property line adjacent to the private road.

The Planning and Zoning Commission will make a recommendation to the Okoboji Board of Adjustment. Please contact the City Administrator Michael Meyers if you wish to review the proposed request or have any additional questions, comments or concerns pertaining to the project.

Any party of interest may appear at the hearing or by legal counsel to express their view in support of or in opposition to the amending of this permit. Written comments shall be delivered or mailed to the office of the City Administrator no later than 12:00PM on May 8, 2025.

MICHAEL MEYERS
CITY ADMINISTRATOR
CITY OF OKOBOJI, IOWA