CITY OF OKOBOJI BOARD OF ADJUSTMENT
MEETING MINUTES FROM NOVEMBER 2, 2026 – 6:00PM
OKOBOJI CITY HALL, 1322 HIGHWAY 71 N., OKOBOJI, IOWA 51355

The Board of Adjustment met on the above date at 6:00PM in the Okoboji City Hall. Board Members Dulin, Norland and Vaubel were present. Board Members Liesveld and Reed were present via Zoom. Others present were Richy Rosado, Troy Manning, Mark Jensen, and Joe Fitzgibbons.

Board Member Dulin chaired the meeting.

Motion made by Board Member Liesveld and a second by Board Member Norland to approve the meeting minutes from September 1, 2026. The following Board Members voted "AYE": Dulin, Liesveld, Norland, Reed, Vaubel. Motion approved 5-0.

Board Member Dulin opened the public hearing to consider a variance request submitted by Troy and Stephani Manning, property owners at 2813 Lake Shore Drive. The applicants requested variances of 13 feet and 12.8 feet from the required rear yard setback along Lake Shore Drive to allow for the construction of an accessory dwelling unit.

There were no letters submitted in favor of, in opposition to, or neutral regarding the proposed variance.

Troy Manning provided an overview of the request, explaining that they wished to demolish and rebuild their existing accessory dwelling unit. The current structure is nonconforming in both the rear yard and side yard setbacks. The applicants proposed relocating the structure to bring it into compliance with the side yard setback while requesting a variance to encroach into the rear yard setback while pushing the structure back closer to the house. Manning explained that the existing structure is failing, drainage issues are present, and the project would allow for the relocation and centralization of utilities.

Mark Jensen, a neighboring property owner, commented and agreed with the drainage concerns discussed.

Joe Fitzgibbons emphasized the importance of applying zoning regulations uniformly throughout the community. Fitzgibbons stated that drainage issues could be addressed by the contractor through a conforming project. He expressed that the zoning regulations clearly establish what is and is not permitted and encouraged the Board to deny the variance request.

Board Member Dulin closed the public hearing.

Board Member Norland stated that the structure could potentially be relocated closer to the house to achieve compliance with the required setbacks.

Board Member Vaubel commented that the City had recently modified the setback requirements for good reason. Vaubel emphasized the importance of maintaining the setback regulations for safety purposes and expressed strong support for the City's decision to establish these requirements.

Board Member Norland discussed the potential precedent that approval of the variance could establish.

Board Member Liesveld agreed with the comments made by Board Members Norland and Vaubel. Liesveld stated that the City had made its position clear regarding structures encroaching toward the roadway and expressed concern that granting the variance could establish a precedent that would undermine the intent of the ordinance.

Board Member Reed agreed with the comments made by the other Board Members and discussed the ongoing challenges associated with accessory dwelling units.

Board Member Dulin agreed with the comments and concerns expressed by the other Board Members.

Motion made by Board Member Vaubel and seconded by Board Member Norland to deny the variance request as presented. The following Board Members voted “AYE”: Dulin, Liesveld, Norland, Reed, and Vaubel. Motion approved 5-0.

ADJOURNMENT

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Steve Dulin, Board Chair

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Michael Meyers, City Administrator