

CITY OF WEST OKOBOJI
PLANNING AND ZONING MEETING
CITY HALL
June 30, 2017 – 5:00 p.m.

Presiding	Glen Petersen
Members Present	Bill Carmichael, Brad Danbom, Doug Nielsen
Zoning Administrators	Lissa Ballis, Jason Eckard
Others Present	Mark Paulson, Brad Shumway

Glen Petersen called the meeting to order at 6:05 P.M.

Brad Danbom arrived at 6:07 P.M.

Commission to review and make a recommendation for a Special Exception Use Permit in a Commercial District for Lots 9, 10, and 11 (1402, 1400, 1302 Lynch Ave respectively) requesting approval for Interstate Power and Light Company to build an Electrical Substation.

Mark Paulsen, Alliant Energy project manager for substations was on hand to explain the proposed project. He explained this station would enable the retirement of four other substations in the area and serve Dickinson County. The proposed substation would increase capacity, be more reliable and allow for growth without problems. Paulsen explained with a standardized voltage level if one goes down the substation will have a backup from other area substations and vice versa. Commissioner Carmichael was concerned with the noise and the look of the substation. Paulsen explained the noise decibel will be less than a refrigerator outside of the fenced in area and would be a humming sound. The fence will be an 8 foot galvanized chain link with 1 foot barbed wire for a total of 9 feet. Security lights will be set around the perimeter of the station as well. Paulsen also stated if approved construction would begin spring of 2018 with an October or November 2018 completion date.

Nielsen/Danbom moved to approve recommendation to the Board of Adjustment as requested. Roll call vote. All Ayes. Unanimously approved 4-0. Motion carried.

Commission to review and discuss a proposed text amendment to the city's zoning ordinance in response to State of Iowa Bill 489 that allows the sale of consumer fireworks in the State of Iowa. Creating a new Section 11.10 Sale of Fireworks Regulations with a recommendation to the City Council.

Administrator Ballis explained the proposed text amendment to the city's zoning ordinance "Sale of Fireworks Regulations" Ballis stated overall the amendment states any sale of fireworks will only be permitted within the city in a single story at grade permanent building that meets the requirements of Iowa Code Section, 100.19, in the General Commercial zoning district.

Ballis asked if the Commission would like to see any changes to the proposed amendment in which they replied no.

Nielsen/Danbom moved to approve recommendation to the City Council as requested. Roll call vote. All Ayes. Unanimously approved 4-0. Motion Carried.

With nothing further to discuss Petersen adjourned meeting at 6:37 P.M.