

**CITY OF WEST OKOBOJI
PLANNING AND ZONING MEETING
CITY HALL**

November 27, 2017 – 12:00 p.m.

Presiding	Glen Petersen
Members Present	Bill Carmichael, Brad Danbom, Doug Nielsen
Zoning Administrators	Lissa Ballis, Jason Eckard
Others Present	Dale Den Herder

Chairman Petersen called the meeting to order at 11:59 P.M.

Nielsen/Carmichael moved to approve minutes from previous meeting 06/30/2017. All ayes. Motion carried.

Commission to review and consider a rezoning of property request. The rezoning change request is from A-Agricultural and R-Residential district to C-Commercial district for land located in Lot B, Replat of Terrace Park, West Okoboji, Iowa.

Dale Den Herder owner of the property was present to explain his need for rezoning of this property and shared his plans with the Committee. The current zoning regulations for Residential property do not allow for the construction of a Morton building since it will not be a dwelling and he has since torn down the house that was on the residential lot. He stated this building will be used for storage only. He mentioned he would like the option to use the back section on the North side to house two horses on occasion when they are at his West Okoboji residence. He explained to the Commission that he owns 17 acres of land with trails behind this property as well.

Chairman Petersen was leery of this idea and asked the Commission for their thoughts on the subject. After some discussion Petersen stated he wouldn't have a problem with the horses being on the property with stipulations set forth in the building permit limiting the number of horses to two and a time frame for temporary boarding of not more than 7 continuous days. Petersen also stated he would like the permit to prohibit commercial boarding of animals at any time.

Nielsen/Danbom moved to approve recommendation to the City Council as requested with the stipulations set forth in the building permit pertaining to the horses. 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 by repealing and replacing Article XXI. Violation and Penalty.

Chairman Petersen explained to the Commission this proposed text amendment was overall a housekeeping matter. The incarceration language has been removed, due to a state law that was recently passed.

Carmichael/Nielsen moved to approve recommendation to the City Council 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 by including Section 11.10 Portable Accessory Building and Storage Structures.

Chairman Petersen explained the need for this text in the zoning ordinance. Petersen's concern was that there was a lot of language in this proposed Section and that we already had an Accessory Buildings Section that we could amend and include this language there. Much discussion ensued and Committee Member Nielsen stated if we included this language under Accessory Buildings we would then need to tie it back to the Commercial Zoning regulations and that might bring up other issues in doing so.

Petersen stated we needed to give the land use plan and zoning ordinance an update. He felt it would make sense to table this issue at this time and discuss it again when we begin the updating process.

Chairman Petersen made the recommendation that this proposed text amendment is tabled until the revision process can begin on the zoning ordinance in general and incorporate the changes at that time.

With nothing further to discuss Petersen adjourned meeting at 1:10 P.M.