

**CITY OF WEST OKOBOJI
PLANNING AND ZONING MEETING
CITY HALL
April 16, 2018 – 6:15 p.m.**

Presiding	Glen Petersen
Members Present	Brad Danbom, Doug Nielsen, Josh Miller Absent: Bill Carmichael
Zoning Administrators	Lissa Ballis Absent: Jason Eckard
Others Present	Steve Hallgren, Jim Barnes, Suzi Barnes, Arlan Draayer, Brian Draayer, Robert Hein, Tim Titterington, Sheryl Thu, Mike Thu

Chairman Petersen called the meeting to order at 6:15 P.M. Nielsen/Danbom moved to adopt the agenda. All ayes. Motion carried. Absent: Carmichael

Nielsen/Danbom moved to approve minutes from previous meeting 11/24/2017. All ayes. Motion carried. Absent: Carmichael

Appointment of Planning and Zoning Committee Chairman: Nielsen made the motion to appoint Glen Petersen as Planning and Zoning Committee Chairman for the City of West Okoboji, Iowa. Danbom seconded that motion. All ayes. Motion carried. Absent Carmichael.

Commission to review and discuss the City of West Okoboji Zoning Ordinance update. Chairman Petersen introduced Steve Hallgren with Northwest Iowa Planning & Development Commission who was present to help the Planning and Zoning Commission in the Ordinance update. Mr. Hallgren explained the process to the Commission and stated he was familiar with the current Ordinance as he was a part of that process as well. Mr. Hallgren supplied an updated draft containing Articles 1 – 4 of the current Ordinances for the Committee to review before the next meeting.

The Commission set the next meeting date for May 1, 2018 at 6:15 P.M. to continue working on the updates to the City of West Okoboji Zoning Ordinance.

Commission to study, review and make a recommendation to City Council on a proposal to sell/convey City property commonly known as Titterington Park and Old City Hall.

Chairman Petersen explained the reason this item has been brought to the Planning and Zoning Committee for recommendation to the City Council. Petersen stated he received three emails in opposition of the proposal. He then opened the floor for comments to those in attendance. The general consensus from those in attendance were opposed to the sale of the property. They felt the park should stay as a tribute to Howard Titterington and his service to the city. Some felt the extra parking at the park is needed for overflow in the neighborhood. The Old City Hall should be considered a historical site and are opposed to short term monetary gain. Ideas were brought forth on what could be done with the Old City Hall from making it into a residential coffee meeting area to a lending library.

Administrator Ballis felt there was some misconception in the proposal of this sale of property and wanted to clear up some of the ideas presented in the meeting and rumors throughout the community. She stated she was contacted by an individual who was interested in buying the Old

City Hall building to convert it into a summer home and wanted to know if the City Council would consider selling it. Ballis explained it was then presented to the City Council and they had asked her to follow up with the steps to proceed in this process. During the process it was determined what a minimum bid amount would be and if the property sold the funds could then be used to update the park equipment and put toward the new restroom facility at Terrace Park Beach. She stated that the Council also discussed what to do with the existing park equipment and sign if the property was sold and one of those ideas was to relocate it to Vern and Coila Park. Ballis stressed that in the proposed sale of the property these things needed to be discussed as alternatives and in no way was it a concrete decision nor was the City lacking in funds as a reason to sell the property. She also stated the process is in the hands of the City Council and that the Administrators job is to gather the information and have the paperwork ready for the Council when they request it. The Administrator is not part of this decision-making process.

Chairman Petersen asked the committee what their thoughts were. The Committee as a whole had stated they received feedback from the community encouraging them to keep the park as is.

Committee member Brad Danbom stated what he was getting from the discussion in general is that something needs to be done with the Old City Hall building instead of it sitting empty. Committee member Josh Miller wanted to know if there was a plan in place on what to do with the old building after the new City Hall was built. Petersen stated it was at that time the land became a park. He stated that no one wanted to tear down the old City Hall but yet no one knew what to do with it either. Miller said it would be great to make use of the building in some compacity but pointed out with that it would require more cost and maintenance to the city.

Chairman Petersen went over the City's Comprehensive Land Use Plan and Subdivision Ordinance. He stated when this was put together in 2006 a survey went out to the residents and the information tabulated showed two of the five categories were that residents felt city parks were important to the community. He also stated these plans encouraged the survival and development of green spaces.

Chairman Petersen entertained a motion. Nielsen/Danbom made the motion to deny the recommendation to the City Council on the proposal to sell/covey City property commonly known as Titterington Park and Old City Hall. Based on goals established in the Comprehensive Land Use Plan and Design standards contained in the Subdivision Ordinance and public input felt the project should not move forward. Roll call vote. All ayes. Unanimously approved 4-0. Absent: Carmichael. Motion carried.

With nothing further to discuss Miller/Nielsen moved to adjourn meeting at 7:23 P.M.