

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

**March 20, 2024 4:00 PM**

<b>Members Present</b>	<b>Roy Tesene (phone), Sharon Olson, Jason Young</b>
<b>Member Absent</b>	<b>Don Larson</b>
<b>Staff Present</b>	<b>Carol Chicoine, Steve Hallgren,</b>
<b>Other Present</b>	<b>Skye Larson, Darlene Powers, Donald Oleson, Patrick Carr, Debbie Peterson, Jake Van Roekel, Kris Kneen, Stacy Tegtmeier, David Kuker</b>

Administrator Chicoine called the meeting to order at 4:00 P.M. Olson/Young moved to adopt the agenda. All aye. Motion carried.

Young motioned, Olson second to approve minutes from previous meeting 09/21/22. All aye. Motion carried.

Public Hearing to Consider rezoning of Parcel D (no address yet) along the west side of the Terrace Park Blvd North of the Dale DenHerder storage building. The property is proposed to be rezoned from AG- Agriculture to C- Commercial. Public Hearing opened at 4:02. No written comments for or against, no oral comments for or against, public hearing closed 4:05. Motion Olson to recommend approval of rezoning said property from AG to C to city council, second Young, roll call vote, all ayes, Larson absent, motion carried. There will be a public hearing and council vote regarding the re-zoning request on April 8, 2024 at 6:30pm at the West Okoboji City Hall.

Public Hearing to Consider rezoning of the 3.69 acres of vacant property along the east side of Terrace Park Blvd north of the Milford condominiums at 674 Terrace Park Blvd. The Property is proposed to be rezoned form Ag- Agriculture to R- Residential. Public Hearing opened 4:07PM. Written comment from Michelle and Jesse Rusk was read into the meeting against the proposed rezoning, no written comments for, no oral comments for or against the rezoning, public hearing closed 4:21. Motion Young to recommend approval of rezoning said property from AG- Agriculture to R-Residential to city council, second Young, roll call vote, all ayes, Larson absent, motion carried. There will be a public hearing and council vote regarding the re-zoning request on April 8, 2024 at 6:30pm at the West Okoboji City Hall. Zoning Administrator Hallgren informed after zoning is approved at council, that the next step is for Neavin to submit a preliminary plat.

Public Hearing to Consider rezoning of ten (10) parcels of land in the northern portion of West Okoboji in the area north of 4<sup>th</sup> Street to 2<sup>nd</sup> Street between east of 1<sup>st</sup> Street and west of Highway 71. Seven (7) of the parcels are to be rezoned form

AG to R-Residential. Two of the parcels are to be rezoned from AG to C-Commercial, and one property is to be rezoned from C- Commercial to R-Residential. Public Hearing opened at 4:21 Written comment from Mary Jean and Dick Montgomery opposing the change. Written comment from Peggy Kuker opposing the change to her property. Oral comments from Skye Larson agreeing with the change to her property, Don Olson against the change to his properties, and Kris Kneen against changing all properties except Larson. Motion Tesene to table and keep public hearing open until board can do more research, second Young, all ayes, Larson absent, motion carried.

With nothing further to discuss Motion Young, second Olson to adjourn the meeting at 5:15 P.M.