CITY OF WEST OKOBOJI
PLANNING AND ZONING MEETING
CITY HALL
OCTOBER 8, 2026 5:00 PM

Members Present	**Roy Tesene, Sharon Olson, Jason Young, Ann Muilenburg, Skye Larson**
Staff Present	**Carol Chicoine, Steve Hallgren,**
Other Present	**Arlen Vander Plaats, Luke Kostinec, Bobbi Kostinec**

After the Pledge of Allegiance, Administrator Chicoine called the meeting to order at 5:00 P.M. Olson/Young moved to adopt the agenda. All aye. Motion carried.

Motion Larson, second Young to appoint Roy Tenese as board chair all aye, motion carried. Motion Larson, second Young to approve minutes from previous meeting 3/20/24. All aye. Motion carried.

Board Chair Tesene call to open public hearing to consider rezoning of property along May Avenue changing the northwest half of Lots 22-23 from CN – Conservation to R – Residential. Changing the northwest half of Lots 19-21 from C – Commercial to R – Residential. And changing the southeast half of Lots 20-21 from C – Commercial to CN – Conservation opened at 5:07 pm. Zoning Administrator read concerns from Mr. Tom Flandrena against the rezoning, 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 4th Street to 2nd Street between east of 1st 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 4:21Written 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.