

DICKINSON COUNTY PLANNING AND ZONING COMMISSION

March 17, 2008

1:00 P.M.

The Dickinson County Planning and Zoning Commission met Monday, March 17, 2008 at 1:00 p.m. in the community room of the courthouse.

Members present were Duane Moser, Bob Chaffin, Jon Gunderson, Mike Roach, Sally Nielsen, and Tim Fairchild. Absent was Tony Weber.

Sally Nielsen called the meeting to order at 1:00 p.m.

First on the agenda was approval of the minutes of February 25, 2008. Roach moved to approve the minutes as written. Gunderson seconded. All were in favor.

Second on the agenda was review of Amendment #2 for the East Okoboji Beach Urban Renewal Plan – recommendation to the Board of Supervisors.

Kohlhaase said the Planning and Zoning Commission are to review the plan to see if it is consistent with the overall plan of the county and make recommendation to the Board of Supervisors.

Supervisor Mardi Allen said she had been working many years with East Okoboji Beach residents on issues of drainage and roads and how to resolve those. If we do not go on with this project, it will not happen. A TIF district was established in 1997 paying for sewer to be installed. The TIF is being paid off early, with the last payment due this fall. If the district incurs no further expense, the TIF goes away and no more improvements can be made. Allen said the amendment before the commission today is to clarify the language in the current plan.

Mardi said two things have been done recently.

1. The county, with help from the Soil Conservation, is submitting an application to the Water Quality Commission for a grant to study the watershed and put in LID projects to help the drainage.
2. The Board of Supervisors did expense out Jacobson-Westergard to do a study within the 50' right of way for roads to determine obstructions in the right of way.

Both projects are done, but the Board of Supervisors have not seen the reports yet.

Allen presented a power point slide show of the drainage and road problems in East Okoboji Beach. Photos showed siltation off roads onto adjacent properties and into the lake. Others showed the DNR road deteriorating. It washes out every year. The DNR has money set aside to help. The objective is to build roads to control drainage and stop siltation with lake friendly applications. They are going to request \$500,000.

Kohlhaase explained the TIF was originally set up to replace private septic systems with sanitary sewer. The payback has been quicker than expected, so roads were included. The comprehensive plan mostly talks about new streets and maintenance of streets. He read from the comprehensive plan goal, Dickinson County's mission statement, and one of the land use objectives to increase the county's existing tax base through the promotion of new opportunities. The comprehensive plan describes residential development, natural resources and environmentally sensitive areas which require special attention to protect them.

Kohlhaase said regarding storm water management, it should be managed in an environmentally sensitive way. He would suggest incorporating in the recommendation language on how to control and manage the storm water, using the wording presently being inserted in Subdivision Ordinance 103.

Moser asked who does the road maintenance in East Okoboji Beach?

Kohlhaase said the hard surface loop is by the county. The others are privately owned and maintained by the East Okoboji Beach residents. He said it is his understanding that once improved, the roads become the property of the county.

Dan Eckert, County Engineer, said yes.

Moser asked what if other subdivisions want their roads taken over too?

Eckert said he understands that the TIF was originally designed for blighted warehouse districts, but this wouldn't set precedence.

Allen said East Okoboji Beach is a little different from other subdivisions. It is considered a blighted district. It has to do with income, drainage, and condition of roads.

Moser asked what does a TIF do?

Allen said once established, the base for property tax stays the same. Any growth in taxes because of increase in property values are set aside to pay the TIF district back first. She showed a graph chart of the cities in the county and how much each has in TIF districts.

Gunderson asked if the roads can be brought to all of the county standards?

Kohlhaase said probably not. They will have variances built in because of working with an existing situation.

Eckert said when the time comes, he will have to meet with property owners to work out the details.

Allen said if the approval goes through, the next step will be to hire an engineer.

Tim Fairchild asked how long this TIF will be in effect?

Allen said longer than 10 years.

Further discussion followed.

Allen said on March 24, 2008 there is a consultation meeting with the taxing entities regarding bonding practices. April 15, 2008 is the hearing for the approval process.

John Kruse, Storm Lake, said he had been a property owner in East Okoboji Beach about 20 years. When this development was done, they had no drainage issues. With the continued improvements and structures, they have steep slopes and drainage is a real issue. East Okoboji Beach has no taxing authority and no way to raise money to get this project done. The TIF was the only real way found to accomplish the needed improvements. To use the TIF, the county has to own the roads. Storm Lake is dredging for the third time. They are making changes now in their development to keep siltation out of the lake. The property owners want to incorporate the best practices available with this East Okoboji Beach project.

Gunderson moved to recommend approval of Amendment #2 to East Okoboji Beach Urban Renewal Plan with the following wording:

We, the Dickinson County Planning and Zoning Commission, have reviewed Amendment #2, Urban Renewal Plan for East Okoboji Beach and find it consistent with the Dickinson County Comprehensive Plan and the overall development plan of Dickinson County.

We make the recommendation based on the following stipulations:

- 1) Require NPDES permit. The construction area to be protected at all times to control the movement of pollutants.
- 2) Require the plan to comply with Statewide Urban Design and Specifications (SUDAS).
- 3) Require Low Impact Development (LID) design.
- 4) Require a licensed engineer who is knowledgeable and endorses SUDAS and LID to design the plan.

Bob Chaffin seconded. All were in favor.

Third on the agenda was any old or unknown business. There was none.

Gunderson moved to adjourn. Moser seconded. The meeting adjourned at 2:17 p.m.

Filed By: Barbara Woodley Date: March 18, 2008