

**WAHPETON PLANNING & ZONING COMMISSION  
SPECIAL SESSION  
WEDNESDAY, MAY 22, 2019  
6:00 P. M. WAHPETON CITY HALL**

The Wahpeton Planning & Zoning Commission met in special session on Wednesday, May 22, 2019, beginning at 6:00 p.m. Present were Commission members Donna Harris, Mark Foss, Fran Parrish, and Ann Meyer. City Attorney Don Hemphill, City Administrator Bonnie Tielbur and Zoning Administrator Jess Radcliffe were also present. Commission member Darren Dotson was absent.

Chairman Harris called the meeting to order with the adoption of the agenda. Foss moved and Parrish seconded to adopt the agenda as presented. All ayes – motion carried. Foss moved and Parrish seconded to approve the minutes of September 25, 2018. All ayes – motion carried.

The Commission reviewed & discussed the City Council's request to rezone Ingham/Okoboji Lutheran Bible Camp from Residential and Lakefront Residential to Institutional Zoning. Don Hemphill gave background on the zoning. In 2007-2008 the city updated the zoning map and decided to create an I-Institutional zoning district. Presbyterian Camp, Camp Okoboji, Lakeside Lab and State DNR properties were all rezoned into I-Institutional. Ingham/Okoboji was not rezoned at that time because they felt their circumstances were different. They were not as large as the other camps and located in the middle of a residential area. Recently, the city learned that the camp was interested in redeveloping it's lakeshore by removing a building and constructing a larger building. City staff questioned their zoning status and after some research it was determined the Ingham/Okoboji camp was still zoned Residential and Lakefront Residential. Hemphill informed the camp of their current status but indicated they could be changed to the I-Institutional District. At the council meeting, on May 14<sup>th</sup>, the council decided to refer this issue to P&Z for a recommendation on how they should be zoned. Ingham/Okoboji Camp owns 3 lakefront lots north of Arrowhead Beach, and most of block 18 & 19. Hemphill stated there is not a lot of difference in the zoning from Residential, Lakefront Residential and Institutional. The zoning ordinance identifies various uses but religious assembly is the current issue and it is permitted in all 3 zoning districts as a conditional use. So whether it stays zoned as it currently is, or changed to I-Institutional it has to go to the Board of Adjustment. The most significant difference in the districts are the setbacks. Lakefront Residential is 35' from the high water mark or line of sight, Residential is 35' or line of sight, and Institutional is 35' for a single family residential home but anything else has to be set back 150'. The camp feels if they are faced with a setback of 150 ft. they wouldn't be able to build on lakeshore, they would be across the street. Institutional district would give the City the most flexibility because it has criteria for development in that district. The Council doesn't want anything that looks commercial on lake front property, Institutional zoning would guarantee that. However, lakefront residential may also guarantee it if the Board of Adjustment doesn't approve their conditional use permit. All of the camps property does not need to be treated the same. They could build single family homes on the lake front lots because of their current zoning.

Rodney Quamback, Executive Director of the camp, indicated they want to work with the city. They have concerns about the Institutional district. They are on their 96<sup>th</sup> year of being a camp in the area. He felt the amphitheater they put in a few years ago was a success and an improvement to the property. He had a map indicating how the 150' setback would affect the

lakefront property. The map showed 2 small sections that would be buildable space in the lakefront area. They own the property for camp use, for missions, not to build houses. Quamback explained reasons why they should not be zoned institutional. When the Institutional zoning district was established, he indicated it was communicated that camps would not be rezoned to the Institutional district unless they requested rezoning. He went over several council and P&Z minutes and ordinances where the other camps, Lakeside Labs and DNR requested Institutional zoning. He felt it would be a hardship to have the Institutional setback and request the commission not take action but recommend against the change. Atty. David Stein and some residents also expressed concerns. Hemphill asked for clarification about zoning if it was for the whole camp, and Quamback indicated at this time they would oppose any of the camp to be rezoned.

The commission heard all comments except what advantages the council feels they would accomplish. Meyer moved and Harris seconded to get more information from the City Council before making a final decision on this matter. Foss made a motion to accept and amend that motion by tabling this action until more information is received from City Council to make a decision. Harris seconded the motion. All ayes motion carried.

Being no further business, Meyer moved and Harris seconded to adjourn the meeting at 6:55 p.m. All ayes – motion carried.

ATTEST:

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Donna Harris, Chairman

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Bonnie R. Tielbur, City Clerk/Administrator

\*\*Minutes are available for review on-line at: [www.wahpetonia.govoffice.com](http://www.wahpetonia.govoffice.com)\*\*