

WAHPETON PLANNING & ZONING COMMISSION  
REGULAR SESSION  
TUESDAY, JULY 14, 2020  
6:00 P.M. WAHPETON CITY HALL

The Wahpeton Planning & Zoning Commission met in regular session on Tuesday, July 14, 2020 at 6:00 p.m. partially in the council chambers at Wahpeton City Hall and remotely by Zoom due to COVID-19 and the limitation to gather in no more than groups of 10. Present were Donna Harris, Ann Meyer, Jack Jones, Fran Parrish and Mark Foss. Zoning Administrator Jess Radcliffe and City Administrator Bonnie Tielbur were also present.

Jones moved and Foss seconded to adopt the agenda as presented. All ayes – motion carried.

Meyer moved and Jones moved seconded to approve the minutes of June 16, 2020. All ayes – motion carried.

The commission discussed a request for a construction permit for Ingham-Okoboji Lutheran Bible Camp, 1203 Inwan St., Milford, IA 51351. The camp is requesting a Conditional Use Permit (165.18), to build a new proposed 102'3" x 49'6" guest housing with 12 bedrooms 16 bathrooms, a community room along with a kitchen and dining rooms. The proposed structure would be located at 2324 Lakeside Ave., which is zoned Lake Frontage Residential District (165.05) and requires a conditional use permit for civic use and religious assembly. The proposed structure will be replacing the current structure of 53' x 38' that was built in 1926. Rod Quanbeck, Executive Director of IOLBC, Jarrett Valen, IOLBC Board, John Hight, Beck Engineering, and Jack Patton, Architect, gave a presentation with background, history for Christian ministries. They want to improve water quality, low impact development, add permeable paved driveway, eliminate a non-compliant on-site public wellhead, and improve landscaping but needing to remove several trees. The LID plan is designed for a 1¼ inch rainfall. The number of rooms requires them to have 12 parking places according to city code. The plans show 5 parking spaces with 2 of them being handicapped. They discussed 2 options for the remaining 7 spots in the main campus parking area or in an adjacent lot from the building. There were questions with sharing a driveway with neighbors to the north, storm water issues because of the concrete driveway and concerns about parking and not being able to view their vehicle, ingress and egress and getting emergency vehicles and catering to the building. Currently, the beach house holds 28 and it would increase to 48-50 residents. They encourage a camp experience while there, meaning not easy access to cars while there. There were concerns with the size of the building, taxes and the demand on the utilities and infrastructure. Only a 4" water main supplies that area of Wahpeton. Quail Construction will be building the structure and will have qualified engineers and inspectors test all utilities for electrical, sewer, water, and sprinkler

systems. Tielbur informed the commission there were 21 letters of correspondence; 1 did not comment either way but had several questions, 2 were against the project, and 18 were in favor of the project. Hemphill indicated the commission's job is to strictly recommend to the Board of Adjustment whether they recommend approval or not. They could discuss the size of the building and the impact it could have on the community. Foss moved and Meyer seconded, to recommend the Board of Adjustment grant a conditional use permit on this project. Roll call vote: Parrish – aye, Foss – aye, Jones – aye, Meyer – aye, Harris – Nay. Motion carries.

Being no further business, Jones moved and Parrish seconded to adjourn the meeting at 7:23 p.m. All ayes – motion carried.

ATTEST:

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Donna Harris, Chairman

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Bonnie Tielbur, City Clerk/Administrator

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