

WAHPETON BOARD OF ADJUSTMENT
REGULAR SESSION
TUESDAY, MAY 18, 2021
5:00 PM WAHPETON CITY HALL

The Wahpeton Board of Adjustment met in regular session on Tuesday, May 18, 2021 at 5:00 p.m. partially in the council chambers at Wahpeton City Hall and remotely by Zoom. Present were: Dick Gauck, Doug Westerman, Larry Den Herder and Roger Mouw. City Zoning Administrator Jess Radcliffe and City Administrator Bonnie Tielbur were also in attendance. Bob Koerselman was absent.

Gauck called the meeting to order.

Den Herder moved and Mouw seconded to approve the agenda. All ayes – motion carried.

Den Herder moved and Westerman seconded to approve the minutes of April 20, 2020. All ayes – motion carried.

The board considered a variance request for Okoboji Yacht Club, 1900 Manhattan Blvd., Spirit Lake, Iowa 51360. The Yacht Club is requesting a variance for a proposed expansion of the boat ramp and sea wall. The property is zoned General Commercial District: 165.06. In the Supplemental District Regulations; 165.10.12.3 under Shoreline Setback Requirement, city code states, all new construction must be located at least 35' back from the ordinary high water mark or line of sight, whichever is greater. It is prohibited to have paved and/or graveled driveways, patios, sidewalks, decks, roofs, boat ramps and landscaped areas containing impervious materials, as all are considered hard surface or impervious cover. Therefore, the request for the expansion of the boat ramp and sea wall need Board of Adjustment approval. The engineers have all the necessary permits from the DNR and Army Corp of Engineers and have talked to the EPA and to Mike Hawkins with DNR several times. DNR felt this would be a great improvement to the bank. Tom Everest spoke for the Yacht Club. The existing boat ramp and crane were put in 40 years ago and are in pretty bad shape. They will be taking 3 trees and a stump out but replacing them with more trees. A permit to remove the trees is also part of this variance request. They are not just the Yacht Club anymore, but the Okoboji Sailing Center and have approximately 400 kids signed up for the summer camps. They also have adult classes. They have scholarship boats so people can use them to see if they want to sail before they purchase their own boat. The ramp and sea wall are a safety factor and replacing them would be a great addition to help children and families get excited about sailing. Radcliffe questioned the carriage path and the construction will be even grade across the path area. A hardship exists because of the age and condition of the current ramp and sea wall. Not being able to replace it would create a problem for the Yacht Club and many people would not be able to experience sailing. Westerman moved and Den Herder seconded per Chapter 165.17.5 of the Wahpeton Code of Ordinances the board approves the variance as requested. Roll call vote: Gauck – aye, Westerman – aye, Mouw – aye, Den Herder - aye. All ayes – motion carried.

There will be a meeting in June.

With no further business, Westerman moved and Mouw seconded to adjourn the meeting at 5:35 p.m. All ayes – motion carried.

ATTEST:

Dick Gauck, Board Chairman
Clerk/Administrator

Bonnie Tielbur, City