

City of Decorah
Planning and Zoning Commission
April 14, 2014 – 7:00pm

Meeting Minutes

Members present included: Lynne Sootheran, Jarrad Walter, Benji Nichols, Donna Rae Ibanez and Barbara Massman. Others present included City Manager Chad Bird.
Absent: Brian Cook and Stan Moellers

Approval of the March 17, 2014 meeting minutes

Motion by Sootheran and seconded by Ibanez to approve the minutes from the March 17, 2014 meeting.

Roll call vote: Unanimous, motion passed.

Consider C-3 Commercial Design Review re: 207 Water Street, KPVL Radio

Bird introduced this item and noted that the sign met the code requirements for this district. He noted that KPVL is proposing a blade sign for the front of the building.

Walter moved and Ibanez seconded a motion to recommend approval of the sign installation as presented.

Roll call vote: Unanimous, motion passed.

Consider C-3 Commercial Design Review re: 421 West Water Street, Old Armory BBQ

Bird introduced this item and noted that the sign was previously installed and that he had informed the owner that review and permit were necessary. The owner provided the detailed information on the sign and review. Bird noted that the sign specifications met the requirements of the zoning district.

Massman moved and Walter seconded a motion to recommend approval of the sign installation as presented.

Roll call vote: Unanimous, motion passed.

Consider C-3 Commercial Design Review re: 421 West Water Street, The Courtyard & Cellar

Commission Chair Nichols excused himself from the Commission table and took a seat in the gallery for this agenda item. He therefore abstained from discussion and voting due to his financial and business relationship with the establishment in question in this application.

Bird reviewed the application and noted that there are four signs in the application, one on the North elevation, one on the South elevation, one on the West elevation and one directional / information sign. Each sign meets the requirements of a fascia sign as outlined in the code.

Ibanez moved and Sootheran seconded a motion to recommend approval of the sign installation as presented.

Roll call vote:

Ayes – Ibanez, Sootheran, Walter, Massman.

Nays – none

Abstain – Nichols

Absent - Cook and Moellers

Motion passed.

Discussion and possible action on zoning petition referred from City Council

The Commission discussed the pros and cons of amending zoning language, adding a new zoning district classification and of re-writing much of the zoning codes.

There was some discussion regarding the inconsistencies with the newly adopted Comprehensive Plan. Regarding the petition specifically, the commission was not generally in favor of adding a new district and noted they are in support of reviewing the zoning codes in general in hopes of making them more comparable to the Comp Plan.

There was discussion and support from the Commission to look into a moratorium on multi-family construction until such time as the above inconsistencies may be worked out. The commission directed Bird to review the mechanics of a moratorium with the City Attorney.

Other business

- a. Update on sign code amendments
- b. Zoning code amendments

The Commission reviewed these two items and asked if they could also be combined with a comprehensive code re-write. Bird noted he had spoken with Upper Explorerland about engaging them in amending the code. The Commission asked Bird to explore this further.

Adjournment

There being no other business, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,



Chad A. Bird
City Manager
Zoning Administrator