

City of Decorah
Planning and Zoning Commission
August 11, 2014 – 7:00pm

Meeting Minutes

Members present included: Benji Nichols, Brian Cook, Donna Rae Ibanez, Barbara Massman and Lynne Sootheran. Others present included City Manager Chad Bird and City Engineer Lindsay Erdman.

Absent: Stan Moellers and Jarrad Walter

Approval of the minutes from the July 14, 2014 meeting

Motion by Sootheran and seconded by Ibanez to approve the minutes from the July 14, 2014 meeting.

Roll call vote: Unanimous, motion passed.

Consider C-3 Commercial Design Review re: 507 West Water Street
Decorah Area Chamber of Commerce – outdoor mural painting

Bird noted that this application includes painting a mural on the east side of the building. The Chamber's application and design is similar to that of the work recently completed on the Oneota Co-op. He noted the mural is to be painted in earth tone colors and only run to the pillar on the front part of the building.

Motion by Ibanez and second by Sootheran to recommend approval of the C-3 design application to the City Council as designed and noted in the application.

Roll call vote: Unanimous, motion passed.

Discussion and possible action on preliminary plat – Minowa Acres Subdivision

Bird noted that this application is for the preliminary platting for a new residential subdivision to be located along Division Street in the City limits.

Bird and Erdman noted several points in their review of the subdivision. Massman noted questions about the storm water plan and Erdman noted that the Phase I developed solved storm water but Phase II would need more work to completely solve the issues.

There was a question about the proposed street name and Erdman noted that Stapleton is across Division Street and makes the most sense.

It was also noted that there are some questions with the name, lots, sidewalk and infrastructure. These are minor comments and Bird recommended the developers meet with he and Erdman in the next week to confirm construction details should the Commission recommend approval.

Motion by Cook and second by Nichols to approve the preliminary plat for Minowa Acres subdivision.

Roll call vote: Unanimous, motion passed.

Consider Site Plan Review for East Side Body, LLC

Bird outlined the proposed site plan application for East Side Body and noted that the review was necessary due to the project exceeding the 25% of existing square footage requirement in the city zoning code.

Bird noted that no other provisions of the site were changing. There are no new signs, infrastructure, parking or street proposed changes.

There was little to no discussion by the Commission.

**Motion by Cook and second by Ibanez to recommend approval of the Site Plan Review for East Side Body, LLC.
Roll call vote: Unanimous, motion passed.**

Update on zoning code amendments

The Commission reviewed further discussions on the code. There was time spent in review of sign codes and Karla Organist had prepared a nice table outlining several comparisons of the code sections.

Other business

There being no other business, the meeting was adjourned at 8:25pm

Respectfully submitted,



Chad A. Bird
City Manager
Zoning Administrator