

City of Decorah
Planning and Zoning Commission
December 14, 2015 – 7:00pm

Meeting Minutes

Members present included: Benji Nichols, Stan Moellers, Barbara Massman, Brian Cook, Lynne Sootheran and Llew Jenkins.

Absent: Jarrad Walter.

Others present: Zoning Administrator / City Manager Chad Bird.

Consider approval of minutes from the December 14, 2015 regular meeting

Motion by Massman and seconded by Jenkins to approve the minutes from the December 14, 2015 regular meeting.

Roll call vote: Unanimous, motion passed.

Consider setting a public hearing on rezoning of property; East Water Street M-2 Limited Industrial District, January 11, 2016 at 7:00pm

Bird provided information relative to the application to rezone portions of this parcel due to the proposed development plan of residential condominium units on the site. Bird noted that the applicant is requesting a rezoning from M-2 Limited Industrial to an R-3 Multi-Family residential which Bird noted is consistent with the surrounding areas.

There was much discussion about the rezoning process and procedure. Adjoining property owners Mark and Paul Nichols and Russell Novak stated that they were alright with the applicant's parcel being rezoned but they did not want to participate with their property being considered for rezoning.

Motion by Cook and seconded by Jenkins to set a date for a public hearing on the rezoning of M-2 Limited Industrial property to R-3 Multi-Family Residential Class for Monday, January 11, 2016 at 7:15 pm.

Roll call vote: Unanimous, motion passed.

Discussion and possible action on site plan re: East Water Street Condo Project

Bird reviewed the multi-family condominium property site plan with the commission. Bird noted several key aspects that would need to be addressed prior to final approval and issuance of a permit. He noted storm water and drainage concerns and explained that most would be solved by some solutions with the creek bed to the north. Because of this it is also necessary for the owner to seek a variance for the front-yard setback so there is more space to the north along the creek for drainage.

In general conversations, the commission asked about sidewalks and Bird noted they are indicated on the plans and would be required. The commission also asked about side elevations, building materials and other design aspects of the project.

Moellers noted that he believed the project should have the variance approved prior to asking for site plan approvals and disagreed with the application approval time line.

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The commission also noted they would like to see additional landscaping detail on the plan documents.

Motion by Cook and seconded by Sootheran to approve the East Water Street Condominiums project pending completion of the plan set to include storm water management, sidewalk plan, submission of final side elevations and granting of a variance from Board of Adjustment.

Roll call vote: Ayes – Cook, Sootheran, Nichols, Jenkins, Massman.

Nays – Moellers.

Motion passed.

Other business

There being no other business, the meeting was adjourned at 8:18pm

Respectfully submitted,



Chad A. Bird
City Manager
Zoning Administrator