

CITY OF DECORAH
BOARD OF ADJUSTMENT
Minutes of January 4, 2016

Jon Christy called the meeting to order at 5:00pm and the following answered roll. Present: Sue Sander, Janelle Pavlovec and Steve Johnson. Absent: John Moeller.

Also in attendance: Zoning Administrator Chad Bird

Moeller asked for consideration of the minutes of the December 7, 2015 meeting.

**Pavlovec moved and Johnson seconded approval of the minutes as presented.
Roll call vote: Unanimously approved.**

Consider election of Board Chair and Vice-Chair

Christy asked the Board to consider tabling this item due to the absence of Moeller. All agreed.

The first item on the agenda was a request from Jayme Folkedahl for 702 East Water Street requesting permission to construct multiple-family housing units contrary to the zoning regulations.

Mr. Folkedahl presented his applicant and noted the need for the variance. He addressed storm water issues with the creek as the prevailing reason to shift the development south and encroach into the setback area. Bird noted the front-yard requirements are 25 feet and the applicant is proposing 15 feet. Mr. Folkedahl noted he proposes to retain and even enhance the rear-yard setback to provide for as much open / drainage space as possible.

Bird also noted that it is possible the city would purchase some of the land area to the North / rear to own the creek bed in title. If this would happen the property would be put into non-compliance. Bird asked the Board to consider a 10' variance for the rear-yard as well.

Bird commented that the project otherwise enhances and maximizes the valuations and buildout of the lot.

Mark Nichols, 606 Locust Road, who identified himself as the previous owner of the property noted that the previous building on the site was closer than the proposed application.

Jerry Aulwes, 510 Winneshiek Avenue, supports the proposed project and believes it enhances the downtown area.

George Hagen, 402 East Main Street, is a member of the Decorah Friends organization and is very supportive of the proposed project.

**Johnson moved and Sander seconded a motion to approve the variance application for a 10' front-yard setback and a 10' rear-yard setback.
Roll call vote: Unanimously approved. Application is approved.**

The next item on the agenda was a request from Rebound Hospitality for 1101 State Highway 9 West requesting permission to construct a Hotel contrary to the C-1 Zoning District requirements.

Rebound Hospitality is seeking a variance from the zoning restrictions in the C-1 Highway Commercial District and the Chapter 17.52 parking requirements.

Brett Reese of Rebound Hospitality provided information relative to a rear-yard variance request, a height restriction request and the parking lot setbacks. Engineer Lindsay Erdman reviewed the requirements for parking, the relation of the property to the DOT ROW and the agreement with the DOT for the exceptional large ROW for Hwy 9.

The request for the rear-yard is 12' from the required 20' and the height is 53' from the required 40'.

Parking variances requested include:

Waving the 20' parking and drive setback from State Highway Right-of-Way requirements.

Waving the 10' drive setback for west end drive.

Waving the 10' drive setback for south end access from Short Street.

Allow non-Right-of-Way setbacks of zero feet for internal proposal parcel boundaries (out lots) to conform to the single common entry and exit through the hotel site and drives.

There were no questions about the project from the Board or the general public.

Sandy moved and Johnson seconded a motion to approve the variance for a 10' rear-yard setback a 10' height variance to 53' in height for the structure and variances for parking lot improvements from Chapter 17.52.

Roll call vote: Unanimously approved. Application is approved.

Other Business

There being no other business, the meeting was adjourned at 5:35pm.

Respectfully submitted,

