

City of Decorah
Planning and Zoning Commission
July 8, 2013 – 7:00pm

Meeting Minutes

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

Approval of the June 10, 2013 meeting minutes

Motion by Hadley and seconded by Ibanez to approve the minutes from the June 10, 2103. Unanimous, motion passed.

Discussion and possible action on preliminary plat – Woodland Acres Estates

Bird and Erdman presented information relative to Woodland Acres Estate subdivision. This is a rural subdivision in the two mile review area of Decorah. Erdman noted several specifics about the property. There was discussion regarding the long cul-de-sac but also discussion about the fact the county has not accepted the roads and there was speculation that they area would not be accepted by the county nor annexed into the city.

Motion by Hadley and seconded by Ibanez to approve the preliminary plat for a two mile review of the Woodland Acres Estates Subdivision.

Roll call: Unanimous, motion carried.

Discussion and possible action on site plan re: Walmart First Addt, Lot 4

Bird and Erdman reviewed the site plan for this lot. During discussion there was a desire to see the proposed driveway move further to the west. Erdman noted that perhaps the drive should be in alignment with the master Wal-Mart site plan from several years ago.

The commission agreed to table the request for review pending realignment of the drive and submittal of the storm water calculations.

Discussion and possible action on a re-plat request – Serenity Drive

No action, item tabled pending submittal of information.

Consider C-3 Commercial Design Review re: 216 West Water Street

Bird outlined the proposed submittal and noted the application is for an external fascia sign to hang above their door. Bird noted the sign meets all C-3 design guidelines.

Motion by Massman and seconded by Ibanez to approve the C-3 Design application for r-iah at 216 Water Street.

Roll call: Unanimous, motion carried.

Discussion and possible action on temporary signs in the C-3 District

The commission discussed the C-3 sign codes, especially Chapter 12.20 regarding sidewalk displays. The commission recommends language which would allow for the sandwich style boards in the same space as currently provided for merchandise and wares.

Motion by Hadley and seconded by Moellers to recommend approval of an amendment to the code of ordinances to allow for temporary and portable signage in the C-3 area.

Roll call: Unanimous, motion carried.

*Planning & Zoning Commission
Minutes
July 8, 2013
page two*

Other Business

In other business the commission asked to review Board of Adjustment actions on variances over the past several years. This request was in the context of beginning to look at overall zoning code issues and compatibility with the Comprehensive Plan.

Bird noted he would try to schedule a joint session with P&Z and BoA soon.

There being no other business, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,



Chad A. Bird
City Manager
Zoning Administrator