

City of Decorah
Planning and Zoning Commission
June 9, 2014 – 7:00pm

Meeting Minutes

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

Approval of the minutes from the May 12 and May 28, 2014 meetings

Motion by Walter and seconded by Moellers to approve the minutes from the May 12, 2014 meeting.

Roll call vote: Unanimous, motion passed.

Motion by Sootheran and seconded by Massman to approve the minutes from the May 28, 2014 meeting.

Roll call vote: Unanimous, motion passed.

Conduct a public hearing on a request for rezoning of property from R-3 to C-1; 1116 Paine Street

Nichols asked for comments from the public. Property owner Larry Hauber was present and briefly noted the nature of his rezoning request. There was no one else in attendance to speak for or against the rezoning request. Nichols asked Bird if any comments had been received at City Hall. Bird noted that notices were sent to surrounding property owners and posted and published. No comments had been received at City Hall regarding the matter.

Motion by Moellers and second by Walter to close the public hearing and recommend approval to rezone the property to the City Council.

Roll call vote: Unanimous, motion passed.

Discussion and possible action on site plan re: Larry Hauber, 1116 Paine Street

Bird noted that he had taken the notes from the abandoned 2009 site plan application and reviewed them (attached to packet) and also reviewed the current submittal for code compliance. He noted that the plan conformed to zoning.

In general discussion the commission agreed to keep the special conditions, as noted on the site plan review, intact. There were general questions about storm water and Mr. Hauber noted that grading work had been completed on the site at the initial build-out in 2009. There were no other questions.

Motion by Sootheran and second by Massman to recommend approval of the site plan to the City Council. Bird noted that the Council action would need to be subject to the rezoning request moving through to final approval and that Mr. Hauber would not be able to obtain a Compliance Certificate until the rezoning were completed.

Roll call vote: Unanimous, motion passed.

Consider C-3 Commercial Design Review re: 110 Washington Street

- a. Preferred Appraisal Services - sign
- b. Euro Team Physical Therapy - sign
- c. Crave Dance Studio - sign

Bird noted that these three signs were being considered under the single C-3 design review application but that each sign would need its own sign permit. He noted that Lisa Krieg was in the process of renovating the building at this address and leasing office and studio space. There are signs for each of the leases in the space as noted on the application and in the packet. There was general conversation.

Motion by Moellers and second by Massman to recommend approval of the C-3 sign applications to the City Council. Walter abstained.
Roll call vote: Unanimous, motion passed.

Consider C-3 Commercial Design Review re: 118 Washington Street, K'uun Coffee / BV Foods, LLC - sign

Bird noted this sign was for the coffee shop locating in the current Perfect Edge frame shop. There was general conversation.

Motion by Walter and second by Massman to recommend approval of the C-3 sign applications to the City Council.
Roll call vote: Unanimous, motion passed.

Consider C-3 Commercial Design Review re: 403 West Day Spring Lane, Burke Auto Repair - sign

Bird noted this sign was for the auto repair shop opening at this address. There was general conversation.

Motion by Sootheran and second by Walter to recommend approval of the C-3 sign applications to the City Council.
Roll call vote: Unanimous, motion passed.

Update on zoning code amendments

The Commission reviewed zoning code amendments and discussed some overall direction from Karla Organist. There was general discussion on signs, electronic and otherwise. The Commission also reviewed zoning overlay options especially in consideration of the C-2 areas. The Commission discussed a few priorities to consider when looking at a review / amendment of the zoning code. They also agreed to next meet on this issue on June 25 at 4:00pm.

Other business

There being no other business, the meeting was adjourned at 8:28pm

Respectfully submitted,



Chad A. Bird
City Manager
Zoning Administrator