

City of Decorah
Planning and Zoning Commission
March 11, 2013 – 7:00pm

MEETING MINUTES

Members present included: Barbara Massman, Brian Cook, Ross Hadley, Benji Nichols, Stan Moellers, and Lynne Sootheran. Absent: Donna Rae Ibanez.

Approval of the December 10, 2012 meeting minutes.

Motion by Hadley and seconded by Sootheran to approve the minutes from the December 10, 2012 meeting. Unanimous, motion passed.

Discussion regarding possible rezoning of property along Rail Road Avenue

Bird asked the Commission about possible rezoning of property in an area currently zoned as M-3 Industrial. He noted that the character of the area has changed considerably from the original intent, or at least from the list of permitted uses in the M-3 district. Further, he noted that the character of the outer neighborhoods from the M-3 do not seem to be consistent with the permitted uses of the M-3. He asked if the Commission would consider a rezoning to align more with the character of the neighborhood and he asked for the Commission's thoughts on how they see this M-3 district growing in the future as uses and building needs change.

The Commission noted that he may be possible to convert to a C-4 or R-3 zoning and be more in line with the area and still allow for the type of development in the zone. They directed Bird to conduct more research on current and possible uses.

Discussion regarding temporary signs in the C-3 District

Bird asked the Commission to provide an opinion on the signage in the Downtown area, specifically the "sandwich" board signs. He noted that they really don't fit into the current City code sections (**12.20.080 Sidewalk displays or 17.16.110 Signs permitted in all zoning districts**).

The Commission agreed and they also asked about the appropriateness of such other items as flower pots and other decorative items. The Commission directed Bird to review other community sign codes and report back to the Commission.

Consider C-3 Design Review Application for property located at 217 Washington Street

Bird noted that property owner Dan Bohr proposed improving his property to include some façade work around the roof line of the building and potential south and east fascia work on the building. The contractor, Roy Prestsater of All Season Construction was present to outline the type of work and the material to be used. The Commission noted that there was some metal material proposed in the project but that it seemed to be consistent with other buildings adjoining this property.

Motion by Cook and seconded by Moellers to recommend approval of the C-3 Design Review Application for property located at 217 Washington Street to the City Council. Unanimous, motion passed.

Other Business

Two mile review ordinances, discussion

The Commission discussion several points of the two mile subdivision review ordinance. They expressed a desire to meet with the County Planning and Zoning Commission again.

There being no other business, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Chad A. Bird".

Chad A. Bird
City Manager
Zoning Administrator