

City of Decorah
Planning and Zoning Commission
March 28, 2016 – 6:00pm

Meeting Minutes

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

Others present: Zoning Administrator / City Manager Chad Bird.

Consider approval of minutes from the January 11, 2016 regular meeting

Motion by Cook and seconded by Moellers to approve the minutes from the January 11, 2016 regular meeting.

Roll call vote: Unanimous, motion passed.

Consider C-3 Commercial Design Review re: 222 East Water Street, Brock's Valhalla Tattoo - sign

Bird noted that this application is for a new sign at this location. The application noted the proposed sign is 15 square feet and meets all regulations.

Motion by Cook and seconded by Walter to approve the C-3 sign application for Brock's Tattoo at 222 East Water Street.

Roll call vote: Unanimous, motion passed.

Consider C-3 Commercial Design Review re: 401 West Water Street, Decorah News.Com - sign

Bird noted that this application is for a new sign at this location. The application noted the proposed sign is 11.98 square feet and meets all regulations.

Motion by Walter and seconded by Sootheran to approve the C-3 sign application for DecorahNews.com at 401 West Water Street.

Roll call vote: Unanimous, motion passed.

Consider C-3 Commercial Design Review re: 212 West Water Street, Sports World / Dyesports – signs

Bird noted this application is for new signs at this location. Two of the three signs are replacing the sign panels in the existing frames and are compliant with the code. Both are on the rear of the building. The third sign is for the front of the building and is proposed at 60 square feet and it meets all regulations.

Motion by Jenkins and seconded by Sootheran to approve the C-3 sign application for Sports World at 212 West Water Street.

Roll call vote: Unanimous, motion passed.

Consider C-3 Commercial Design Review re: 107 West Water Street, Pinter's - sign
Bird noted this application is for a new sign at this location. The application noted a proposed sign is 24.24 square feet and meets all regulations.

Motion by Cook and seconded by Massman to approve the C-3 sign application for Pinter's at 107 West Water Street.

Roll call vote: Unanimous, motion passed.

Discussion and possible action on site plan re: Rebound Hospitality / Fairfield Inn & Suites, 1101 State Hwy 9 West

Bird reviewed the application and materials on the site plan for the proposed Marriott Fairfield Inn and Suites. He noted the checklist reviews most of the salient information about this site plan. He discussed a few points of concern and indicated that there is some ongoing discussion including final alignment or proposed changes to Short Street on the south of the site. Bird indicated the street may be shifted to allow for more grade fall and less retaining wall. He said the sidewalk in this area is proposed pending final design.

Bird noted the site had received a couple of variance allowances to provide for a better layout and site usages including:

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

Parking variances requested included:

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

Waiving the 10' drive setback for west end drive.

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

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

Bird noted that otherwise the plans appeared to be in compliance.

The commission held very little discussion and agreed the project looked good and no objections were noted.

Motion by Cook and seconded by Massman to approve the site plan and layout for the Marriott's Fairfield Inn & Suites project at 1101 Hwy 9 West.

Roll call vote: Unanimous, motion passed.

Discussion and possible action on **Resolution No. 2016 – 1**; preliminary and final plat – Riverwalk Second Addition Subdivision

Bird reviewed the details of this application and noted it is for preliminary and final plat approvals. He reviewed the checklist as provided in the packet.

He reviewed the storm water detention to the north of the site, it is designed to accommodate the required amount of storm. Bird noted sidewalks are included in the plans. He called out the plans for the cul-de-sac; that it will be constructed with similar techniques to the adjoining streets.

Bird concluded by saying the plat and lots and proposed structures meet the R-3 Residential codes.

The commission raised a question about mailboxes and Bird noted that it is likely the US Post Office will require the CBU style boxes in the subdivision.

Motion by Walter and seconded by Sootheran to approve Resolution No. 2016 – 1 for the preliminary and final plats of the Riverwalk Second Addition Subdivision. Roll call vote: Unanimous, motion passed.

Discussion and possible action on site plan amendment re: Wal-Mart, 1798 Old Stage Road

Bird reviewed the nature of this application and noted officials from the Wal-Mart Corporation have reached out to the City and inquired about the permitting process involved with repainting their building. He said they had been informed that the colors of the original building / construction were a subject of debate and discussion and approved as a contingency with the original site plan in June 2001.

Bird and staff advised that any changes to the colors of the building shall be approved by Planning & Zoning as an amendment to the original site plan. He presented a color palette as provided by the Wal-Mart officials.

In discussion Cook noted that the city should not be in the color monitoring business.

Motion by Cook and seconded by Moellers to approve the application to amend the original site plan and allow for a change in the building colors.

Roll call vote: Ayes – Cook, Moellers, Walter, Nichols, Jenkins. Nays – Massman, Sootheran. Motion passed by a vote of 5-2.

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Other business

There being no other business, the meeting was adjourned at 6:45pm

Respectfully submitted,

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

Chad A. Bird
City Manager
Zoning Administrator