

City of Decorah  
Planning and Zoning Commission  
May 9, 2016 – 7:00pm

Meeting Minutes

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

Lynne Sootheran has resigned her position on the commission, so the commission is down one member.

Others present: Zoning Administrator / City Manager Chad Bird.

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

**Motion by Walter and seconded by Massman to approve the minutes from the April 11, 2016 regular meeting.**

**Roll call vote: Unanimous, motion passed.**

Consider C-3 Commercial Design Review re: 206 West Water Street; T-Bock's Sports Bar & Grill

*In discussion Bird reviewed the application presented by Mike Bockman and noted that the proposal is to install a glass garage door to replace the building's front wall. This would allow open air access at the front of the building, along Water Street.*

*Bird also shared that there had been a comment from the City's Historic preservation Commission about this application and that their perspective was generally positive.*

*There was general conversation about the open concept for a downtown restaurant.*

**Motion by Cook and seconded by Moellers to approve the application for a C-3 application for T-Bock's Sports Bar & Grill.**

**Roll call vote: Ayes – unanimous**

**Motion passed.**

Consider C-3 Commercial Design Review re: 214 Winnebago Street; Farm Bureau

*Bird reviewed this application noting that the proposal was to add a new awning in all solid black and to change the color of the window panels from teal color to red, matching the company's logo.*

*There was no further discussion.*

**Motion by Jenkins and seconded by Walter to approve the application for a C-3 application for Farm Bureau's building.**

**Roll call vote: Ayes – unanimous**

**Motion passed.**

Consider C-3 Commercial Design Review re: 521 West Water Street; Lifetime Financial Solutions, LLC

*Bird reviewed this application and indicated that it proposes adding accent features to the front façade of the building.*

*Nichols asked if the features would be colored or white / neutral as indicated. Bird was under the impression the accents would be light or white colored but he would check with the application to clarify.*

*Nichols also asked about signage and Bird noted that the application did not include signage for the building.*

*There was no further discussion.*

**Motion by Nichols and seconded by Jenkins to approve the application for a C-3 application for Lifetime Financial pending confirmation of the color and whether the applicant intended to include signage.**

**Roll call vote: Ayes – unanimous**

**Motion passed.**

Consider setting a public hearing on rezoning of property; Highland Drive parcel R-1 Single Family Residential, June 13, 2016 at 7:00pm

*Nichols opened discussion on this item noting that this action is to only set the date for the hearing. There was some general discussion with Bird referring to the city's comprehensive plan and noting that the requested change in zoning seemed consistent with the plan.*

*There was minor discussion regarding potential use and development.*

**Motion by Nichols and seconded by Cook to set a date for a public hearing on an application to rezone a parcel from R-1 single family to R-3 multi-family for Monday, June 13, 2016 at 7:10pm.**

**Roll call vote: Ayes; Nichols, Cook, Moellers, Jenkins, Walter. Nays; none.**

**Abstaining; Massman.**

**Motion passed.**

Discussion and possible action on site plan re: Millennium Road, Toppling Goliath

*Nichols reviewed the details of the site plan and asked Bird if there were any outstanding issues to resolve or discuss.*

*Bird reviewed the staff check list and also the engineering notes. He concluded that the project was in compliance with code or policy as to development.*

*There was little additional discussion.*

May 9, 2016  
Page three

**Motion by Cook and seconded by Moellers to approve the site plan application for Toppling Goliath.**

**Roll call vote: Ayes – unanimous**

**Motion passed.**

Other business

In other business, the commission asked Bird to follow up on Luther College's first solar project. Some thought the plan approval required vegetative screening along the south side of the fenced solar array. Bird noted he would follow up and report back to the commission.

There being no other business, the meeting was adjourned at 7:28pm

Respectfully submitted,



Chad A. Bird  
City Manager  
Zoning Administrator